BILL GARRETT, Davidson County
Trans:T20140040712 DEEDWARR
Recvd: 06/10/14 10:18 2 pgs
Fees:13.00 Taxes:2164.50
20140610-0050279

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Richard & Erin Wiles
5944 Long Meadow Road
Nashville, TN 37205

SEND TAX BILL TO:
Franklin Synergy Bank
722 Columbia Ave.
Franklin, TN 37064

MAP/PARCEL 116-13-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Zachary Stuart Jones, married,** has this day bargained and sold, and does hereby transfer and convey unto **Richard Whetsel and Erin Wiles, Husband and Wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Hillwood Estates, Section 14 of record in Plat Book 2900, Page 36, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the westerly margin of Long Meadow Road at the corner of Lot Nos. 355 and 356; thence with the line between said two lots, westwardly 211.8 feet; thence south 12 degrees 23 minutes west 189 feet to the northerly margin of Gun Club Road; thence with the same eastwardly 132.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.27 feet to the westerly margin of said Long Meadow Road; thence with same, northwardly 206.65 feet to the beginning.

Being the same property conveyed to Zachary Stuart Jones by Trustee's Quitclaim Deed from Zachary Stuart Jones, Trustee under the Irrevocable Trust Agreement of Janey P. Jones dated November 22, 2011 of record in Instrument No. 20120622-0055106 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 22, 2012. Scrivener's Affidavit of Correction recorded as Instrument No. 20120725-0065160, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Zachary Stuart Jones, Trustee under the Irrevocable Trust Agreement of Janey P. Jones dated November 22, 2011 by deed from Janey P. Jones of record in Instrument No. 20120104-0000793 Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on January 4, 2012.

This is improved property known as: **5944 Long Meadow Road, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons

of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 36, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of May, 2014.

Zachary Stuart Jones

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Zachary Stuart Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of May, 2014.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$567,500.00~~ $585,000.00

AFFIANT

Subscribed and sworn to before me this the 30th day of May, 2014.

NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-27-2016

My Commission Expires: _____

File No: 147100