BILL GARRETT, Davidson County
Trans:T20140047159 DEEDWARR
Recvd: 07/02/14 10:44 2 pgs
Fees:13.00 Taxes:1452.25

20140702-0058159

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $392,500.00

Mary B. Edwardson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6973C VINTAGE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Vintage South, LLC, a Limited Liability Company	Vintage South, LLC P.O. Box 158434	130-03-84.00
301 Demonbreun, Unit 411	~~301 Demonbreun, Unit 411~~	
Nashville TN 37201	Nashville TN ~~37201~~ 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BETTY KATE JONES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

VINTAGE SOUTH, LLC, A LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 508 Lynnwood Boulevard, Belle Meade, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 27th day of June, 2014.

Betty Kate Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BETTY KATE JONES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Being part of Lot No. 109 on the Map of Royal Oaks Land Company's Subdivision, of record in Book 421, Page 102 and 103, Register's Office for said County and described according to a survey made by Harvey Gee, Surveyor, July 2, 1947, and described as follows: Beginning at a point in the Easterly margin of Lynwood Boulevard 78.3 feet South of the common corner of Lots Nos. 108 and 109; thence Easterly 250 feet more or less, to a point in an old fence line which point is 88.9 feet south of the common rear corners of Lots 108 and 109; thence Southerly along the old fence line 100 feet; thence Westerly 254 feet more or less, to the Easterly margin of Lynwood Boulevard; thence along the Easterly margin of said Boulevard Northerly 100 feet to the beginning.

Being the same property conveyed to Betty Kate Jones by Warranty Deed from Thomas A. Willett and wife, Julie Willett, recorded on the 1st day of May, 1984 in Deed Book 6282, Page 478, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2014 and thereafter, for tax parcel identification number 130-03-84.00, not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102 and 103, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Overhead Line, recorded in Book 11594, Page 299.

g. Conveyance to Homeowners Association, recorded at Instrument No. 20001010-0100361.