NEW OWNER:

Jason Jones
Brittany Jones
933 South Douglas Avenue
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0844

Map 105 Group 13-0 Parcel 443.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140075427 DEEDWARR
Recvd: 10/06/14 14:32 2 pgs
Fees:13.00 Taxes:2998.85
20141006-0092499

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Ten Thousand Five Hundred and 00/100 Dollars ($810,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY BERNARD KRONES AND JESSICA SEAGO KRONES, HUSBAND AND WIFE,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JASON JONES AND BRITTANY JONES, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land being in Davidson County, Tennessee, Being Lot No. 2 Douglas Avenue Estates, as shown on plat of record in Instrument No. 20070911-0108985, in the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Jeffrey Bernard Krones and Jessica Seago Krones, husband and wife, by Special Warranty Deed from Gina E. Brown, an unmarried woman, dated March 22, 2012, and of record Instrument No. 20120326-0025511, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 933 South Douglas Avenue, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of **October, 2014**.

JEFFREY BERNARD KRONES

JESSICA SEAGO KRONES

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEFFREY BERNARD KRONES AND JESSICA SEAGO KRONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 2nd day of **October, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **810,500.00**

AFFIANT

Sworn to and subscribed to before me 2nd day of **October, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY