WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 330,000.00

Charlie R. Jones
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 23rd DAY OF October2014

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bart Ashley and Laurie Ashley	SAME AS NEW OWNER	06700006500
5651 River Trace		
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, *Charles R Jones, Married*
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Bart Ashley and Laurie Ashley, husband and wife*
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is Property being known as 5651 River Trace Nashville TN 37218 and being described as follows:

Land in Davidson County, Tennessee, being a portion of the property conveyed to J. H. McMinn of record in Book 1640, page 391, and redeemed in Book 6059, page 109, Register's Office for Davidson County, Tennessee, as surveyed by Joe E. Holland dated January 13, 1986, and more particularly described as follows:

That which lays South of the Ashland City Hwy. and North of Railroad Property.

Beginning on a nail in the south margin of the Ashland City Hwy. said nail being N 72 deg. 45' W 774.59 from the most eastern point of the above mentioned Deed running S 37-58-50W 79.80', nail in the north margin of The Rail Road Property; thence with the north margin of The Rail Road property S 88-35-06W 567.99', N 89-43W 148.76', N88-19W 59.81' N 83-50W 854.49', N 83-19W 750.0' nail, thence N28-48E .53' to The Ashland City Hwy., this point being N 87 W 501.32' from the southwest corner of the mentioned deed at the Hwy.; thence with the south margin of the Hwy. N 87-45E 95.06', N80-15E 94.16', N 64-34E 103.88', N 51-15E 348.51', N62-09E 69.84', N 69-18E 103.41', N 79-27E 80.04', N86-01 E 124.10', S 87-19E 340.20', S83-23E 173.26', S77-28E 114.89', S71-01E 191.61', S 64-33E 195.92', S62-50E S64.59' to the beginning, containing 17.88 acres, more or less.

Being the same property conveyed to Charles R Jones by Warranty Deed from Wayne B Glasgow, Jr dated 1/2/92 and filed for record on 1/6/92 of record in Book 8522, page 829, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations

BILL GARRETT, Davidson County
Trans:T20140080980 DEEDWARR
Recvd: 10/28/14 09:00 2 pgs
Fees:13.00 Taxes:1221.00
20141028-0099149

This is: Unimproved ( )
Improved (X) Property, known as 5651 River Trace, Nashville, TN 37218
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 this the 23 day of October, 2014.

Charles R. Jones

Charles R. 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 **Charles R Jones** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of October, 2014.

Commission Expires: 2/6/17

Notary Public

M. TODD CATHEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public