(3)

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,000.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 2014.

Pam S. Houser
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7212P MORRIS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian W. Morris and Molly E. Boyd	Pinnacle Bank	072-10-28.00
1209 Litton Avenue	150 3rd Ave South, Ste 900	
Nashville, TN 37216	Nashville TN 37201	

FOR AND IN 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 ACKNOWLEDGE, WE,

CYNTHIA GIFFORD JONES, MARRIED

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

BRIAN W. MORRIS AND MOLLY E. BOYD, 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:

Land in Davidson County, Tennessee, being the Westerly 60 feet of Lots Nos. 81, 82 and 83 on the Map of Bransford Realty Company's Maxey Avenue and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for said County. Said part of Lots No 81, 82 and 83 front 60 feet on the Northerly side of Litton Avenue and runs back between parallel lines with the Easterly margin of an alley, 155 feet to a dead line.

Being the same property conveyed to Cynthia L. Gifford by Warranty Deed from Burton Nelson and Deborah Nelson, husband and wife, recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062399, in the Register's Office of Davidson County, Tennessee. Cynthia L. Gifford having since married Corey Jones and now known as Cynthia Gifford Jones.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVE AND GALLATIN ROAD PROPERTY, as recorded in Plat Book 332, Page(s) 44, 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).

d. 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).

This is improved property known as 1209 Litton Avenue, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20140093111 DEEDWARR
Recvd: 12/12/14 12:09 2 pgs
Fees:13.00 Taxes:643.80
20141212-0113947

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 in 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 Our hand on the 1st day of December, 2014.

Cynthia Gifford Jones by Karen Hoff Attorney-In-Fact

Cynthia Gifford Jones

By: Karen Hoff, Attorney-In-Fact

Corey Jones by Karen Hoff Attorney-in-fact

Corey Jones

By: Karen Hoff, Attorney-In-Fact

STATE OF TENNESSEE

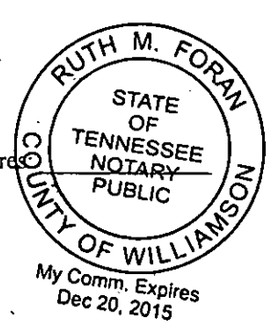
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Karen Hoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Cynthia Gifford Jones and Corey Jones for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Cynthia Gifford Jones and Corey Jones.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of December, 2014.

Notary Public

My Commission Expires:



File #: 14-7212P MORRIS

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067