THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF December, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140094488 DEEDWARR
Recvd: 12/17/14 13:49 2 pgs
Fees:13.00 Taxes:1017.50
20141217-0115474

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay B. Ronveaux	Access National Mortgage	MAP
1245 Old Hickory Blvd.	1800 Robert Fulton Drive, #350	PARCEL 15900020500
Brentwood, TN 37027	Reston, VA 20191	
(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 E. Jones and wife, Alisha Dawn Jones**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kay B. Ronveaux and Richard C. Ronveaux**

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 Lot No. 2-A, Zone Lot Division, James N. Stansell, Jr. Property of record in Book 6200, Page 96, amended in Book 6250, Page 584, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from the conveyance is a portion of land conveyed to the State of Tennessee, which is recorded in Instrument No. 20010517-0051416, Register's Office for Davidson County, TN, as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the southeast boundary of the Nancy P. McCullough property; thence with said existing margin easterly 78 feet, more or less, to a point; thence with the northwest boundary of the Gilbert B. Bosse, Jr. property south 39 deg. 56 feet 16 inches west 95.81 feet to a point, said point being 105.594 feet right of SR 254 proposed centerline station 8+406.593; thence with the proposed south margin of said road south 89 degrees, 53 feet 3 inches west 84.97 feet to a point, said point being 119.222 feet right of SR 254 proposed centerline station 8+400.592; thence with the said southeast boundary north 39 degrees, 57 feet 34 inches east 108.27 feet to the point of beginning, containing 0.152 acres and being part of the same property conveyed by a Joint Venture of G.M. Builders, Inc. and F.P.C. Properties to G.M. Builders, Inc. as of record in Book 6858, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Jones and wife, Alisha Dawn Jones by deed from Arthur Gordon Smith, unmarried of record in Instrument No. 20050204-0013490 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 04, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1245 Old Hickory Blvd., Brentwood, TN 37027.**

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, 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 our hand(s) this the 12th day of December, 2014.

Charles E. Jones

Alisha Dawn Jones by

Alisha Dawn Jones by Charles E. Jones, Attorney-in-Fact

Attorney-in-Fact

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 E. Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2014.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 E. Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Alisha Dawn Jones**, as her Attorney in Fact, as the free act and deed of the within named **Alisha Dawn Jones**.

Witness my hand and official seal this the 12th day of December, 2014.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY