WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/14 14:57 3 pgs
Fees:18.00 Taxes:229.40
20141223-0117569

State of Tennessee)
County of Davidson)

14-12-001

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of December, 2014.

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~07/02/18~~ 3/8/2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRYAN ANSLEY AND BRENT EDWARDS	NEW OWNER	147-16-0
(NAME) 5115 Maryland Way, Ste. 302	(NAME)	192.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LARRY RAY JONES, EXECUTOR OF THE ESTATE OF RAYMOND R. JONES, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRYAN ANSLEY AND BRENT EDWARDS**, hereinafter called the Grantee(s), 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. 91, on the Plan of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 91 fronts 81 feet on the east side of Madeline Drive and runs back 163 feet on the south line and 215.9 feet on the north line, which is a broken line, to a dead line measuring 102 feet.

BEING all the same property conveyed to RAYMOND R. JONES AND WIFE, BETTY K. JONES, by Deed from WILLIAM G. BISHOP AND WIFE, MARY AGNES W. BISHOP, of record in Book 2548, Page 565, said Register's Office. Subsequently, BETTY K. JONES died May 10, 1994 and title having vested in Raymond R. Jones as surviving tenant by the entirety. The said RAYMOND R. JONES died December 15, 2012 and his last Will and Testament of record in File No. 13P-234 authorized the Executor to sell said property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **5018 Madeline Drive, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 22 day of December, 2014.

LARRY RAY JONES, EXECUTOR OF THE ESTATE OF RAYMOND R. JONES, DECEASED, DECEMBER 15, 2012

By: Larry Ray Jones Executor of the State
LARRY RAY JONES, EXECUTOR

LARRY RAY JONES

BARBARA ANN JONES-MILLS

By: Barbara Ann Jones-Mills by Larry R. Jones Attorney in fact
LARRY R. JONES, ATTORNEY-IN-FACT

BENJAMIN ANDREW JONES

By: Benjamin Andrew Jones by Larry R. Jones Attorney in fact
LARRY R. JONES, ATTORNEY-IN-FACT

WILLIAM M. JONES

By: William M. Jones by Larry R. Jones Attorney in fact
LARRY R. JONES, ATTORNEY-IN-FACT

STATE OF Florida)
COUNTY OF NASSAU)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LARRY RAY JONES, EXECUTOR OF THE ESTATE OF RAYMOND R. JONES, DECEASED, DECEMBER 15, 2012** the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Fernandina Florida, this 22 day of December, 2014.

My Commission Expires: 2-23-16

Notary Public

ANTHONY BRAUDA MY COMMISSION EXPIRES February 23, 2016 #EE 172631 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida)
COUNTY OF NASSAU)

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

Witness my hand and official seal at Fernandina Florida, this 22 day of December, 2014.

My Commission Expires: 2-23-16

Notary Public

ANTHONY BRAUDA MY COMMISSION EXPIRES February 23, 2016 #EE 172631 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida)
COUNTY OF NASSAU)

On this 22 day of December, 2014, before me personally appeared **LARRY R. JONES,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **BARBARA ANN JONES-MILLS,** and acknowledged that he executed the same as the free act and deed of the said **BARBARA ANN JONES-MILLS.**

Witness my hand and official seal at Fernandina Florida, this 22 day of December, 2014.

My Commission Expires: 2-23-16

Notary Public

ANTHONY BRAUDA MY COMMISSION EXPIRES February 23, 2016 #EE 172631 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida)
COUNTY OF NASSAU)

On this 22 day of December, 2014, before me personally appeared **LARRY R. JONES,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **BENJAMIN ANDREW JONES,** and acknowledged that he executed the same as the free act and deed of the said **BENJAMIN ANDREW JONES.**

Witness my hand and official seal at Fernandina Florida, this 22 day of December, 2014.

My Commission Expires: 2-23-16

Notary Public

ANTHONY BRAUDA MY COMMISSION EXPIRES February 23, 2016 #EE 172631 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida)
COUNTY OF NASSAU)

On this 22 day of December, 2014, before me personally appeared **LARRY R. JONES,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **WILLIAM M. JONES,** and acknowledged that he executed the same as the free act and deed of the said **WILLIAM M. JONES.**

Witness my hand and official seal at Fernandina Florida, this 22 day of December, 2014.

My Commission Expires: 2-23-16

Notary Public

ANTHONY BRAUDA MY COMMISSION EXPIRES February 23, 2016 #EE 172631 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

FROM: LARRY RAY JONES

TO: BRENT EDWARDS AND MANASSAS ENTERPRISES, LLC

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Larry Ray Jones - Affiant

LARRY RAY JONES, AFFIANT

Sworn to and subscribed before me this 18 day of December, 2014.

Notary Public

My Commission Expires: 2-23-16

ANTHONY BRAUDA
MY COMMISSION EXPIRES
February 23, 2016
#EE 172631
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Debra Loe

DEBRA LOE

State of Tennessee)
County of Davidson)

VICKI [illegible] THOMAS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public for this county and state, DEBRA LOE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~07/02/18~~ 1/9/18

Notary Public