WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Jan. 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Frances Elizabeth Jones		103 08 0F 004.00
(NAME)	(NAME)	
4010 Cambridge Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hunter Tubbs and Mary Anne Tubbs, husband and wife and Rodney A. Tubbs and wife Denise W. Tubbs**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frances Elizabeth Jones**, an unmarried woman, 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 Unit No. 4010, together with the appurtenant interest in the common elements of Cambridge Place West, a horizontal property regime established under Master Deed of record in Instrument Number 20070201-0013230, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ronald Gilmer and Laura Gilmer, as joint tenants with the right of survivorship by Warranty Deed from Robert Owen Harper, Trustee of the Credit Shelter Trust created within The Restated Revocable Inter Vivos Trust of Ewing O. Harper, Jr., dated May 6, 1994 dated July 8, 2005 and recorded July 13, 2005 in Instrument No. 20050713-0080945, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to GIG Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ronald Gilmer and Laura Gilmer dated January 31, 2007 and recorded February 1, 2007 in Instrument No. 20070201-0013228, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hunter Tubbs, an unmarried person, and Rodney A. Tubbs and wife, Denise W. Tubbs, as joint tenants with right of survivorship by Warranty Deed from GIG Properties, LLC dated June 17, 2013 and recorded June 20, 2013 in Instrument No. 20130620-0063128, in said Register's Office for Davidson County, Tennessee. Hunter Tubbs having since married. Mary Ann Tubbs joins in the conveyance of said property to convey any and all marital rights she may have in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved
This is improved ý property, known as 4010 Cambridge Avenue, Nashville, TN 37205

File Number: GRN-142626

BILL GARRETT, Davidson County
Trans:T20150008386 DEEDWARR
Recvd: 02/03/15 10:26 2 pgs
Fees:13.00 Taxes:851.00
20150203-0009926

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, has 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 hands this 30th day of January, 2015.

Hunter Tubbs

Mary Anne Tubbs

Rodney A. Tubbs by Hunter Tubbs, Attorney in Fact

Denise W. Tubbs by Hunter Tubbs, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Hunter Tubbs and Mary Anne Tubbs the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Hunter Tubbs** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Rodney A. Tubbs and Denise W. Tubbs** , and who acknowledge that he/she executed the same as the free act and deed of the said **Rodney A. Tubbs and Denise W. Tubbs** , by virtue of a Power of Attorney, duly executed and appearing of record in said Register's Office.

WITNESS my hand and official seal this 30th day of January, 2015

NOTARY

MY COMMISSION EXPIRES:

9/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-142626