PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150013280 DEEDWARR
Recvd: 02/24/15 09:03 2 pgs
Fees:13.00 Taxes:1331.63
20150224-0015668

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of February, 2015 by and between Jonathan Jones, hereinafter referred to as GRANTOR, and Meridith L. Blevins and Sean T. Peratikos, wife and husband as tenants by the entirety, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit B, as shown on exhibit map 2403 Himes Drive Townhomes, exhibit B to Homes at 2403 Himes Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130909-0094552, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jonathan Jones by Warranty Deed from Kara Hasten, unmarried n/k/a Kara Donahue and husband John Winston Donahue, III dated July 30, 2013, recorded August 8, 2013, of record in Instrument No. 20130808-0083363, Register's Office for Davidson County, Tennessee.

This is [XX]improved[ ]unimproved property known as: 2403A Himes Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan Jones

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of February, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Meridith L. Blevins and Sean T. Peratikos
2403A Himes Drive, Nashville, TN 37206

Send Tax Statements to:

New Owner

M&P 083-04-0-D-002.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $359,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Tracey Perry
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of February, 2015.

Notary Public

My Commission Expires: 3/24/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-019