BILL GARRETT, Davidson County
Trans:T20150021661 DEEDWARR
Recvd: 03/25/15 09:56 2 pgs
Fees:13.00 Taxes:1720.50
20150325-0025519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF MARCH,

Notary Public

MY COMMISSION EXPIRES: 12/27/16

(AFFIX SEAL)

WARRANTY DEED

Mail
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Jones and wife, Peggy E. Jones	Same as new owner	10607006300
	(NAME)	
116 Needham Blvd. (ADDRESS)	(ADDRESS)	
Rockvale TN 37153 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Highway 109 Partners, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward A. Jones and wife, Peggy E. Jones, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF THE SUBDIVISION OF THE JAKEN INVESTMENTS PROPERTY, AS OF RECORD IN PLAT BOOK 5200, PAGE 476, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY OF LOT 2, JAKEN INVESTMENT PROPERTY, DATED APRIL 8, 2000, LAST REVISED MAY 27, 2003, PREPARED BY R. SCOT CHERRY, R.L.S. TN NO. 1512, CHERRY LAND SURVEYING, NASHVILLE, TENNESSEE, JOB NO. 03068 CW AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL IN THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, 120 FEET IN WIDTH, AT A CORNER COMMON WITH LOT 1 OF THE SAID PLAT OF SUBDIVISION OF THE JAKEN INVESTMENT PROPERTY, ALSO BEING THE PROPERTY OF CUMBERLAND INVESTMENTS, LLC, AS OF RECORD IN DEED BOOK 10741, PAGE 235, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, WITH THE NORTHERLY PROPERTY OF SAID LOT 1, NORTH 65 DEG 09 MIN 27 SEC WEST, 425.60 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, NORTH 34 DEG 32 MIN 34 SEC EAST, 45.28 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT;

THENCE NORTH 61 DEG 26 MIN 10 SEC EAST, 143.70 FEET TO AN EXISTING CONCRETE MONUMENT, AT A CORNER COMMON WITH THE PROPERTY OF C. HAROLD REEVES AND JOSEPH F. ROSENBERG, AS OF RECORD IN DEED BOOK 9853, PAGE 731, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, WITH THE SOUTHERLY PROPERTY LINE OF C. HAROLD REEVES AND JOSEPH F. ROSENBERG, SOUTH 65 DEG 09 MIN 27 SEC EAST, 331.50 FEET TO AN IRON ROD SET, IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPENCE LANE;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, SOUTH 24 DEG 26 MIN 37 SEC WEST, 93.77 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 24 DEG 42 MIN 34 SEC WEST, 66.23 FEET TO THE POINT OF BEGINNING CONTAINING 62.057 SQUARE FEET OR 1,425 ACRES MORE OR LESS.

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO HIGHWAY 109 PARTNERS BY WARRANTY DEED FROM CUMBERLAND INVESTMENTS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD BY INSTRUMENT NUMBER 20131223-0128930, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 656 Spence Lane, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of March, 2015.

Highway 109 Partners

BY: _____
James L. Paradise, Jr., Managing Partner

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared James L. Paradise, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Partner of Highway 109 Partners, the within named bargainor, partnership, and that such Managing Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Highway 109 Partners as Managing Partner.

Witness my hand and official seal, at office, on this the 23rd day of March, 2015.

_____ Notary Public

My commission expires: 7/2/18

RETURN TO:
William Davis
219 Ward Circle, Ste. 5
Brentwood, TN 37027