(3)

BILL GARRETT, Davidson County
Trans:T20150024722 DEEDWARRSP
Recvd: 04/06/15 09:25 2 pgs
Fees:13.00 Taxes:1113.44
20150406-0029265

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,930.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan Sweeney | Landmark Community Bank | 181-01-0B |
| (NAME) | (NAME) | (MAP) |
| 6477 Sunnywood Dr. | 1015 W. Poplar | 237.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211 | Collierville, TN 38017 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Jones Company of Tennessee, LLC**, a Missouri limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Jonathan Sweeney and Yana Goryushko**, husband and wife, hereinafter called the Grantee, a certain tract of land in Williamson County, Tennessee, described as follows:

> Land in Davidson County Tennessee, being Lot 103, on the plan of Phase Four, Addition to Sugar Valley, of record in Instrument No. 20070125-0010052 and Instrument 20070205-0014763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the property conveyed to The Jones Company of Tennessee, LLC, by deed dated December 3, 2013, from Hurley-Y, a Tennessee general partnership, of record in Instrument No. 20131206-0124422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Williamson County, Tennessee, to which reference is hereby made.

This is improved property known as: 6477 Sunnywood Dr., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 1st day of April, 2015.

The Jones Company of Tennessee, LLC

By: _____
Deborah P. Buford, Assistant Vice President

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, LLC, the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of April, 2015.

_____
Notary Public

My commission expires 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN