WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150028187 DEEDWARR
Recvd: 04/15/15 10:30 2 pgs
Fees: 13.00 Taxes: 1128.50
20150415-0033191

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00

Jennifer M. Stacy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
The Jones Company of	The Jones Company	Parcel ID:
1221 Liberty Pike	1221 Liberty Pike	SEE BELOW
Franklin, TN 37064	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lakeside Meadows, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
The Jones Company of Tennessee, LLC, A Missouri limited liability company
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:

BEING Lot Nos. 107, 126, 128, 131 and 132, on the Plan Final Plat of Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Lakeside Meadows, LLC by deed from B&P Developments, Inc., of record in Instrument 20070328-0036959, dated March 27, 2007 and by deed from Margaret Louise Felts of record in Instrument 200703280036961, dated March 26, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20150406-0029421, said Register's Office.

PARCEL ID's:
110030A10700CO; 110030A12600CO; 110030A12800CO; 110030A13100CO; and 110030A13200CO

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5 Lots, Alvin Sperry Pass, Mount Juliet, TN 37122

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 hand this 10th day of April, 2015.

Lakeside Meadows, LLC

BY: FC Batson, Pres

Frank C. Batson
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Lakeside Meadows, LLC the within named bargainer, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Frank C. Batson as such President.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.