PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

W & I Ref: (DM) Title No.: 57358
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Ness Adelaide Ness 209 Lauderdale Road Nashville, TN 37205	owner

TAX MAP PARCEL NUMBERS: 10312006900

BILL GARRETT, Davidson County
Trans:T20150030479 DEEDWARR
Recvd: 04/22/15 12:04 2 pgs
Fees:13.00 Taxes:2516.00
20150422-0035991

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$680,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hallie Jones and Cooper Jones, wife and husband,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Ness and Adelaide Ness, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 Block I on the Plan of Cherokee Park, Second Section of record in Book 547, pages 175 and 176, Register's Office for said County, to which Plan reference is hereby amde for a more complete description.

Being the same property conveyed to Hallie Jones and husband by Warranty Deed from Daniel Lee Henry and Paul Harold Henry, Co-Executors of the Estate of Mary H. Bloch, dated March 9, 2007 and recorded on March 12, 2007 of record in Instrument No. 20070312-0030111, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015 and subsequent years; The Plan, with Owner's Certificate, of record in Book 547 pages 175 and 176, said Register's Office, which Plan shows a 35 foot minimum building setback line from Lauderdale Road.

This is improved property, known as 209 Lauderdale Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2015.

Hallie Jones

Cooper Jones

State of Tennessee

County of Davidson

On this 20th day of April, 2015, before me the undersigned authority, personally appeared Hallie Jones and Cooper Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Sworn and subscribed before me this 20th day of April, 2015.

Notary

My Commission Expires: 1-4-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.