BILL GARRETT, Davidson County
Trans:T20150036131 DEEDWARR
Recvd: 05/11/15 10:33 2 pgs
Fees:13.00 Taxes:1143.30
20150511-0042793

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043805

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $309,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2015.

Notary Public
My Commission Expires: 10-18-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Jones and Emily Jones 931 Rodney Drive Nashville TN 37205-1015	~~New Owner~~ MAGNA BANK 6525 QUAIL HOLLOW RD #300 MEMPHIS, TN 38120	Tax Parcel ID No. 115-01-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Maiberger and Linda E. Heft, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Clay Jones and Emily Stutzman Jones, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44, BROOK MEADE ADDITION, SECTION II, as shown on plat of record in Plat Book 2663, Page 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John P. Maiberger and Linda E. Heft by Warranty Deed from G. G. Waggoner, Jr. and wife, Vicki Waggoner, recorded on the 8th day of August, 1986 in Deed Book 6943, Page 746, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE ADDITION, SECTION II, as recorded in Plat Book 2663, Page(s) 59.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 931 Rodney Drive Nashville, TN 37205-1015.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2015.

John P. Maiberger

Linda E. Heft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Maiberger and Linda E. Heft, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

return to:
Realty Title
2016 Cool Springs Blvd. Ste 106
Franklin TN 37067