BILL GARRETT, Davidson County
Trans:T20150051226 DEEDWARR
Recvd: 06/25/15 15:19 2 pgs
Fees:13.00 Taxes:1942.50
20150625-0061420

Warranty Deed

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Carla A.W. Dodd Affiant Subscribed and sworn to before me, this the 23rd day of June, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert K. Barnett	SunTrust Mortgage, Inc.	
1114 North 14th Street	901 Semmes Avenue	08301032100
Nashville, TN 37206	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN JONES, A MARRIED MAN* AND SHAWN ROHAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT K. BARNETT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Grissim and Blackmans Subdivision of Lots No. 2 - 3 and 4 in Greenway Subdivision, of record in Plat Book 974, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Anthony Vaughn and Alan D. Edgin by Warranty Deed from Daniel F. Edgin and wife, Geraldine H. Edgin, of record in Book 7163, Page 809, Register's Office for Davidson County, Tennessee, dated March 3, 1987 and recorded on March 11, 1987.

Being the same property conveyed to J. Anthony Vaughn by Quitclaim Deed from Alan D. Edgin, of record in Instrument No. 20040429-0048819, Register's Office for Davidson County, Tennessee, dated April 29, 2004 and recorded on April 29, 2004.

Being the same property conveyed to Jonathan Jones, a married man and Shawn Rohan, a married man by Warranty deed from J. Anthony Vaughn of record in Instrument No. 20140107-0001802 Register's Office for Davidson County, Tennessee, dated January 6, 2014 and recorded on January 7, 2014.

** Neither Grantor(s) Nor Grantor's Spouse(s) have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1114 North 14th Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2015.

Jonathan Jones

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones and Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018