Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0779

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle Reinford 1311 Monetta Avenue Nashville, TN 37216	New Owner	072-10-0-238.00

WARRANTY DEED

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, I/WE,

Peter Jones, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey Cook, Kyle Reinford, William K. Cook, Tracy L. Cook

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:

See attached Exhibit "A" for legal description.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1311 Monetta Avenue, Nashville, TN 37216.

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

BILL GARRETT, Davidson County
Trans:T20150053667 DEEDWARR
Recvd: 07/02/15 14:08 3 pgs
Fees:18.00 Taxes:666.00
20150702-0064413

Dated this the 26th day of June, 2015.

Peter Jones

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 26th day of June, 2015.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

TRACT NO. 1:A lot or parcel of land in the 11th, formerly 16th, Civil District of Davidson County, Tennessee, described as follows:BEGINNING on the northerly margin of Moneta Street (correctly, Monetta Avenue), at a point 206 feet east of the easterly margin of Northview Avenue, said point being the southeast corner of the property conveyed to H. E. Carrier and wife by deed from E. B. Racker and wife, of record in Book 607, Page 384, Register's Office for said county; thence, with said Carrier's easterly line northwardly 220 feet more or less, to the southwest corner of the property conveyed to E. P. Trotter and wife, by deed from E. B. Racker and wife, of record in Book 641, Page 346, said Register's Office; thence, with said Trotter's southerly line, eastwardly 42 feet; thence southwardly 220 feet more or less to the northerly margin of Moneta Street (correctly, Monetta Avenue); thence, with the same westwardly 42 feet to the BEGINNING.

TRACT NO. 2:LAND in the 11th, formerly the 10th, Civil District of Davidson County, Tennessee, being a part of the Old Litton Tract or Land, describes as follows:BEGINNING on the northerly margin of Moneta Avenue (correctly, Monetta Avenue), 90 feet easterly from the southeast corner of the property conveyed to L. S. Vivrette et al by Deed from Crockett W. Smith and wife, of record in Book 989, Page 73, Register's Office for said county; thence, northerly and parallel to Vivrette's westerly line 200 feet to a point; thence, easterly and parallel to Moneta Avenue (correctly, Monetta Avenue), 10 feet to the line between Vivrette and Frazer; thence southerly along the line between Vivrette and Frazer 200 feet to a point in the northerly margin of Moneta Avenue (correctly, Monetta Avenue); thence, westerly, along said northerly margin of Moneta Avenue, 10 feet to the point of BEGINNING.

Being the same property conveyed to Peter Jones by Warranty Deed from Christopher J. Willis and Patricia F. Willis of record in Instrument Number 20061212-0153339, Register's Office for Davidson County, Tennessee, dated December 1, 2006, and recorded on December 12, 2006.

Tax Parcel Identification Number: 072-10-0-238.00