WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063643 DEEDWARR
Recvd: 08/03/15 13:38 2 pgs
Fees: 13.00 Taxes: 465.83
20150803-0076486

R-CBB-15-2120-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016 (AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jim Adams Sweeney	Renasant Bank	
(NAME)	(NAME)	**095-05-0B-018.00-C O**
2120 Lebanon Pike, #18	2001 Park Place North #650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALICIA LANIER JONES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JIM ADAMS SWEENEY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Easthaven Townhomes of record as Exhibit A-2 in Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development, in Instrument No. 20010806-0083543, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia M. Lanier, an unmarried woman by Warranty deed from Shannon Cullers-Montgomery, married of record in Instrument No. 20090202-0008760 Register's Office for Davidson County, Tennessee, dated January 15, 2009 and recorded on February 02, 2009. The said Alicia M. Lanier having since married and now being known as Alicia Lanier Jones.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
- Charter for Easthaven Townhomes HOA of record in Instrument Number 20010806-0083542 amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee.
- Ingress & egress easement of record in Instrument Number 20031007-0147962, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010628-0068559, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20020709-0082358 and Instrument No. 20070710-0083021, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 1163, Page 638 and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pike, #18, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JULY, 2015.

Alicia Lanier Jones

Brent Jones

The said Brent Jones, spouse of Alicia Jones, joins herein to convey any and all marital interest he may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA LANIER JONES, the within named bargainor, 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, this the 30th of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

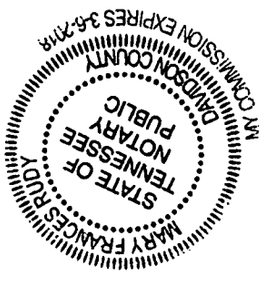


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT JONES, the within named bargainor, 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, this the 30th of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212