WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7619 GUNTUPALLI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kyle D. Jones and Amanda Jones	same	61-7-135.00
1051 Gwynn Drive		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KERI BINKLEY-JHAVERI AND BRIAN MCHUGH, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KYLE D. JONES AND AMANDA JONES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1051 Gwynn Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 our hand on the 30th day of July, 2015.

BILL GARRETT, Davidson County
Trans: T20150063726 DEEDWARR
Recvd: 08/03/15 14:53 2 pgs
Fees: 13.00 Taxes: 869.50
20150803-0076608

X _____
Keri Binkley-Jhaveri

X _____
Brian McHugh

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KERI BINKLEY-JHAVERI AND BRIAN MCHUGH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at PALM SPRINGS CALIFORNIA, this 28th day of July, 2015.

Notary Public Corrine A. Helenius

My Commission Expires: 10-6-2015

CORRINE A. HELENIUS
Comm. #1991291
Notary Public-California
Riverside County
My Commission Expires
October 6, 2016

15-7619 GUNTUPALLI

EXHIBIT A - LEGAL DESCRIPTION

The following described real estate, situated and being located in Davidson County, Tennessee: Being Lot No. 19 on the plan of Block D, on the Plan of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keri Jhaveri and Brian McHugh, wife and husband by Warranty Deed from Tracy M. Swank, unmarried, recorded on the 12th day of May, 2010 in Instrument No. 20100512-0036541, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROADMOOR, as recorded in Plat Book 547, Page(s) 161 and 162, 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).