BILL GARRETT, Davidson County
Trans:T20150065575 DEEDWARR
Recvd: 08/07/15 09:30 2 pgs
Fees:13.00 Taxes:118.40
20150807-0078782

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0624HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

Kim Gillespie
Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2015.

Kayla R Anderson
Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Blue Hole Investing, LLC P.O. Box 1281 Goodlettsville, TN 37070	OWNER	043-13-0-396.00

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,

Lonnie Ray Jones and Heath R. Connell

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

Blue Hole Investing, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Block "A", Forrest Park Acreage Tracts, of record in Book 6200, Page 795, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Lonnie Ray Jones and Heath Robson Connell, by Warranty Deed from Virginia Dickson and Robert Edward Sutton, dated 6/10/15 and recorded 6/19/15 in Instrument No. 20150619-0058673; and being the same property previously conveyed to Robert Edward Sutton, a one-half undivided interest, by Quitclaim Deed from Virginia Dickson, dated 10/10/05 and recorded 12/20/05 in Instrument No. 20051220-0152253; and being the same property previously conveyed to George N. Sutton and Virginia Dickson, as joint tenants with right of survivorship, by Warranty Deed from Opal J. Taylor, unmarried, dated 10/8/88 and recorded 10/17/88 in Book 7678, Page 397, and re-recorded on 10/20/88 in Book 7681, Page 898, in the Register's Office of Davidson County, Tennessee. The said George N. Sutton having since died, thereby vesting his interest in subject property solely in Virginia Dickson as surviving tenant by the entirety.

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: 223 Forest Park Dr., Madison, TN 37115.

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.

Dated this the 4th day of August, 2015.

Lonnie Ray Jones

Heath R. Connell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lonnie Ray Jones and Heath R. Connell** 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 Hendersonville, Tennessee this 4th day of August, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

