This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

The actual consideration or value, whichever is greater is $503,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2015.

Notary Public
My commission expires: April 26, 2015

JANINE M. SMITH
MY COMMISSION # FF220514
EXPIRES April 26, 2019
FloridaNotaryService.com

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian T. Fenelon P.O. Box 12408 Jackson, MS 39326	~~Cash~~ New Owner	08215022900

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIFFANY L. JONES AND HUSBAND, JASON O. JONES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN T. FENELON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Lot 9 & Part of Lot 8 Description:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the northerly margin of Fatherland Street, 200 feet west of South Sixth Street said land being Lot 9 and part of Lot 8, Zollicofer's Plan of Lots, of record in Book 19, Page 162, Register's Office for Davidson County, Tennessee, described according to a boundary survey dated 02-04-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Fatherland Street at the Southwest corner of Lot 10, Zollicofer's Plan of Lots (Book 19, page 162 R.O.D.C., TN.) and the southeast corner of Lot 9 of said Zollicofer's Plan, said ROD. Being located S 65 deg. 15' 00' W 200.00 feet from the northwest intersection of South 6th Street and said Fatherland Street; thence with said northerly margin S 65 deg. 15' 00" W, passing the southwest corner of Lot 9 for a total distance of 48.00 feet to an iron rod(old) at the southeast corner of the Josephine Lynn Colley land (Instrument No. 20120302-0018486 R.O.D.C., TN); thence with said Colley N 25 deg. 27' 00 W 170.00 feet to an iron rod (old) in the southerly margin of Alley No. 260; thence with said southerly margin N 65 deg. 15' 00" E 48.00 feet to the northwest corner of said Lot 10; thence with said Lot 10; thence with said Lot 10 S 25 deg. 27' 00" E 170.00 feet to the point of beginning.

Being the same property conveyed to Tiffany L. Jones and husband, Jason O. Jones by Warranty deed from William R. Greenleaf and Jennifer B. Greenleaf of record in Instrument No. 20140219-0014226 Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 19, 2014.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 513 Fatherland St, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of July, 2015.

Tiffany L. Jones

Jason O. Jones

BILL GARRETT, Davidson County
Trans: T20150065771 DEEDWARR
Recvd: 08/07/15 14:15 2 pgs
Fees: 13.00 Taxes: 1861.10
20150807-0079026

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tiffany L. Jones and Jason O. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2015.

My commission expires:
April 26, 2015

Janine M. Smith
Notary Public

JANINE M. SMITH
MY COMMISSION # FF220514
EXPIRES April 26, 2019
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