BILL GARRETT, Davidson County
Trans:T20150069850 DEEDWARR
Recvd: 08/19/15 10:53 2 pgs
Fees:13.00 Taxes:2442.00
20150819-0083489

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14 day of August, 2015 by and between Jonathan D. Jones, married, hereinafter referred to as GRANTOR, and E. Ray Morris, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lying and being in the County of Davidson, State of Tennessee, to-wit:

Being Lot 3, Block 18, on the map of College Park, as of record in Book 843, page 29, Register's Office for said County.

Together with, an easement for ingress and egress over the driveway serving the above property and adjacent properties as set forth in that certain Declaration of Easement of record in Instrument no. 20140219-0014315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan D. Jones, married by Quitclaim Deed from Jonathan D. Jones, married dated February 10, 2014 and recorded February 11, 2014 of record in Instrument No. 20140211-0011998, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Jonathan D. Jones by Warranty Deed from Elizabeth Swope Conservator for Stella Swope dated August 27, 2013 and recorded August 30, 2013 of record in Instrument No. 20130830-0091765 Register's Office for Davidson County, Tennessee.

This has never been a marital residence for Jonathan D. Jones
This is [xx]improved [ ]unimproved property known as: 4122 Granny White Pike, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan D. Jones

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan D. Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 14 day of August, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
E. Ray Morris
4122 Granny White Pike,
Nashville, TN 37204

Send Tax Statements to:

E. Ray Morris
5660 Peachtree Industrial Blvd
Norcross, GA 30071

Map & parcel 131-04-281.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $660,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17 day of August, 2015.

Notary Public

My Commission Expires: 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-251