THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20150079349 DEEDWARR
Recvd: 09/17/15 15:55 3 pgs
Fees:18.00 Taxes:950.90
20150917-0094703

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
HARRIET WARNER JONES 1227 5th Ave. North Nashville, TN 37208	SAME	08209029000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Harriet Warner Jones
HARRIET WARNER JONES

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by HARRIET WARNER JONES this 9th day of September, 2015.

WARNER McNEILLY III
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

Notary Public
My Commission Expires: 9/11/17

FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Seven Thousand Dollars ($257,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WALTER M. ROBINSON, III, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto HARRIET WARNER JONES, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, her heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of his interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the GRANTEE, her successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 9 day of Sept, 2015.

Walter M Robinson III

WALTER M. ROBINSON, III

STATE OF MASSACHUSETTS)
COUNTY OF Suffolk)

David Cianciarulo

Personally appeared before me, Walter M. Robinson III, of said county, WALTER M. ROBINSON, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand, this 9 day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

7/25/19

DAVID E. CIANCIARULO
Notary Public
Massachusetts
Commission Expires Jul 25, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 1-A on the Plan of Zone Lot Division of Lot No. 2 and part of Lot No.. 1, Ratterman's Subdivision of Lots Nos. 87, 88, 89 and 90, of record in Book 5800, page 342, Register's Office for Davidson County, Tennessee.

Said Lot No. 1-A fronts 26.62 feet on the westerly margin of 5th Avenue North, and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 25.67 feet thereon.

Being the same property conveyed to Walter M. Robinson, III by deed from John C. Andersen of record at Instrument No. 20080625-0065380, Register's Office for Davidson County, Tennessee. Walter M. Robinson, III subsequently conveyed the property to Walter M. Robinson, III and Harriet O. Warner (being the same person as Harriet Warner Jones) by deed of record in instrument number 20080714-0071841.

Said property is conveyed subject to the following:

1. 2015 Davidson County property taxes having not yet been due and payable and subsequent years are not due and payable.

2. Instruments of record in Book 5800, page 342; Book 6202, page 412; Book 6202, page 607; and Book 6237, page 93, of said Register's Office.