WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089999 DEEDWARR
Recvd: 10/22/15 09:29 2 pgs
Fees:13.00 Taxes:851.00
20151022-0107443

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

Affiant

DANA DEWORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 16th day of October, 20 15

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason L. Nixon	SYNOVUS MORTGAGE CORP. 2204 LAKESHORE DRIVE, SUITE 325 BIRMINGHAM, AL 35209	071-15-0-362.00
1223 Stockell Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JASON L. NIXON, An Unmarried Man & WINSTON A. MAUPIN, An Unmarried Man, as Tenants in Common with the Right of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 136 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County.

Said part of Lot No. 136 fronts 40 feet on the easterly margin of Stockell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert L. Ferguson, Sr. and wife, Minnie L. Ferguson from Essie Jernigan, unmarried by Warranty Deed on November 21, 1985, of record in Book 6718, Page 104, Register's Office for Davidson County, Tennessee. The said Minnie L. Ferguson having since died on December 1, 2013, leaving said property to Robert L. Ferguson, Sr., by right of survivorship. The said Robert L. Ferguson, Sr., having since died on December 3, 2013, leaving said property to Robert Ferguson, Jr., Chris Ferguson, Jimmy Ferguson, Greg Ferguson, and Maggie Alderson, the Heirs-at-law of Robert L. Ferguson, Sr., as evidenced by an Affidavit of Heirship filed in Instrument Number 20140613-0051585, said Register's Office. Further conveyed to Jona Realty, LLC, a Tennessee limited liability company, from Robert Ferguson, Jr., Chris Ferguson, Jimmy Ferguson, Greg Ferguson, and Maggie Alderson, the Heirs-at-law of Robert L. Ferguson, Sr., by deed on June 13, 2014, of record in Instrument Number 20140613-0051586, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1223 Stockell Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 16, 2015.

Jona Realty, LLC, a Tennessee limited liability company

BY: _____
Andy Maloney, authorized agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andy Maloney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Jona Realty, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.