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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $372,900.00.

Meredith May
Affiant

Subscribed and sworn before me this the 22nd day of October, 2015.

Notary Public
My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lauren E. Emerson	Guaranty Trust Company	082-15-0-200.00
508 Russell Street	316 Robert Rose Drive	
Nashville, TN 37206	Murfreesboro, TN 37129	

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, JASON JONES AND TIFFANY JONES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAUREN E. EMERSON, An Unmarried Woman AND WILLIAM DAWSON II, An Unmarried Person, 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:

Land in Davidson County, Tennessee, being the East 2 feet of Lot No. 17 and the West 36 feet of Lot No. 18 on the Plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville of record in Plat Book 19, Page 162 (erroneously referred to as page 168) , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the Southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Austin Neel, an unmarried man and Mark J. Neel, a married man, as tenants in common with right of survivorship by General Warranty deed from Robert S. Langford and wife, Jane E. Langford of record in Instrument No. 20120705-0058902 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 05, 2012.

Being the same property conveyed to Jason Jones and Tiffany Jones, husband and wife by Warranty deed from Austin Neel, an unmarried man and Mark J. Neel, a married man, as tenants in common with right of survivorship of record in Instrument No. 20150511-0042946 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 11, 2015.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 508 Russell Street, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150091598 DEEDWARR
Recvd: 10/27/15 15:35 2 pgs
Fees:13.00 Taxes:1379.73
20151027-0109409

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 22nd day of October, 2015.

Jason Jones by Kristina Jones Attorney in fact
Jason Jones
By Kristina Jones as Attorney In Fact

Tiffany Jones by Kristina Jones Attorney in Fact
Tiffany Jones
By Kristina Jones as Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 22nd day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason Jones, by Specific Power of Attorney dated October 19, 2015, and who acknowledged that he executed the same as the free act and deed of Jason Jones.

Witness my hand and official seal this 22nd day of October, 2015.

My Commission Expires: 9/10/18

Notary Public

DAVIAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 22nd day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tiffany Jones, by Specific Power of Attorney dated October 19, 2015, and who acknowledged that he executed the same as the free act and deed of Tiffany Jones.

Witness my hand and official seal this 22nd day of October, 2015.

My Commission Expires: 9/10/18

Notary Public

DAVIAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY