WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Sheila H. Nisbett, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER, 2015.

Kim Fincher
Notary Public

MY COMMISSION EXPIRES: 6-14-19
(AFFIX SEAL)

KIM FINCHER
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Jones	Charles R. Jones	
(NAME)	(NAME)	034030B30500CO
305 Churchill Crossing	491 Grand Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEAN H. BURCH AND HUSBAND, PERRY BURCH, ANNE HOLLIS SMITH, LEE ELLEN TRENNER, LESLIE ANNE ROMERO, AND ERIC ANDREW YORGASON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES R. JONES,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans:T20150092446 DEEDWARR
Recvd: 10/30/15 09:16 4 pgs
Fees:23.00 Taxes:462.50
20151030-0110409

SEE Attached Exhibit "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page(s) 25, said Register's Office; and (c) restrictive covenants of record in Book 7792, Page 915 , as amended by instrument(s) of record in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, said Register's Office; (d) Charter recorded in Book 7788, Page 924, said Register's Office; (e) Stormwater Detention Agreement recorded in Book 10779, Page 627, said Register's Office.

unimproved
This is improved x property, known as 305 Churchill Crossing, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 23RD day of October, 2015.

JEAN H. BURCH

PERRY BURCH

ANNE HOLLIS SMITH

LEE ELLEN TRENNER

LESLIE ROMERO, BY: LEE ELLEN TRENNER, ATTORNEY IN FACT

ERIC ANDREW YORGASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean H. Burch, Perry Burch, Anne Hollis Smith, Lee Ellen Trenner, and Eric Andrew Yorgason, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of October, 2015, before me personally appeared Lee Ellen Trenner, to me known to be the person who executed the foregoing instrument on behalf of Leslie Romero and acknowledged that she executed the same as the free act and deed of Leslie Romero.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

Commission expires:

Notary Public



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 305 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office for Davidson County, Tennessee; the Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and further amended by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, and further amended by the Fourth Amendment to the Master Deed which is of record in Book 10996, Page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed by Deed from William D. Castleman, Trustee to Carl M. Hollis and Gladys Wilson Hollis, Co-Trustees of the Carl M. Hollis and Gladys Wilson Hollis Trust, recorded on the 23rd day of July, 1998 in Deed Book 11032, Page 748, said register's office. Carl M. Hollis and Gladys Wilson Hollis, as Co-Trustees of the Carl M. Hollis and Gladys Wilson Hollis Trust then conveyed said property to Carl M. Hollis and Gladys Wilson Hollis, as equal tenants in common, recorded on the 18th day of September, 2000 in Instrument No. 20000918-0092663, said register's office. Carl M. Hollis then died (see Probate of Carl M. Hollis in Probate Docket No. 04P1252, Seventh Circuit Court for Davidson County, Tennessee) and Gladys Wilson Hollis as Executor of the Carl M. Hollis Estate conveyed by Executor's deed his interest in the property to Gladys Wilson Hollis as Trustee of the Carl M. Hollis Family Trust, recorded on the 8th day of September, 2004 in Instrument No. 20040908-0108844, said register's office. Gladys Wilson Hollis then died (see Probate of Gladys Wilson Hollis in Probate Docket No. 09P1232, Seventh Circuit Court for Davidson County, Tennessee) and Jean Hollis Burch, as Executor of the Estate of the Gladys Wilson Hollis conveyed the decedent's interest in said property to Jean Hollis Burch, Joan Hollis Yorgason and Anne Hollis Smith, as equal tenants in common, recorded on the 28th day of September, 2010 in Instrument No. 20100928-0077066, said register's office. Then, Jean Hollis Burch, as Trustee of the Carl M. Hollis Family Trust conveyed said trust's interest in the property to Jean Hollis Burch, Joan Hollis Yorgason and Anne Hollis Smith, as equal tenants in common (said interest being an undivided 1/2 interest), recorded on the 28th day of September, 2010 in Instrument No. 20100928-0077067, said register's office. Then, Jean Hollis Burch conveyed her interest to Jean H. Burch and husband, Perry Burch, recorded on the 4th day of February, 2015 in Instrument No. 20150204-0010673, in the Register's Office of Davidson County, Tennessee.

Joan Hollis Yorgason has since died intestate on December 14, 2014. Lee Ellen Trenner, Leslie Ann Romero aka Leslie Romero and Eric Andrew Yorgason are the sole heirs at law pursuant to Probate Docket No. 15P280, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.