WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/16 10:21 2 pgs
Fees:13.00 Taxes:555.00
20160115-0004337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Linda F. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of January, 2016.

Susan Reinbach
Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

COUNTY OF DAVIDSON * STATE OF TENNESSEE NOTARY PUBLIC * SUSAN REINBACH

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
LEX & CO., LLC	LEX & CO., LLC	133 14 0 093.00
(NAME)	(NAME)	
4804 Lynn Dr.	1914 Bransford Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda F. Jones, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEX & CO., LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dornan Subdivision, of record in Book 6200, Page 545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John R. Jones and wife, Linda F. Jones by Warranty Deed from Robert R. Mallory, d/b/a Century III Property and Linda L. Mallory (wife of Robert R. Mallory) dated March 10, 1988 and recorded March 15, 1988 in Book 7491, Page 596, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda F. Jones by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated June 28, 1995 and recorded July 11, 1995 in Book 9727, Page 726, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4804 Lynn Dr., Nashville, TN 37211

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, has 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 our hands this 13th Day of January 2016

Linda F. Jones

Linda F. Jones

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Linda F. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2016.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

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