BILL GARRETT, Davidson County
Trans:T20160011265 DEEDWARR
Recvd: 02/10/16 10:44 2 pgs
Fees:13.00 Taxes:1470.75
20160210-0012834

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $397,500.00.

Affiant

Subscribed and sworn to before me as of the 10th day of February, 2016.

Notary Public

My Commission Expires: 3-6-18

DAVIDSON COUNTY, TENN. JANET E. GERS NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES MARCH 6, 2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Heather N. Jones 1711 Marsden Avenue Nashville, TN 37216-3922	New Owner SAME	072-12-0-071.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mid TN Partners, LLC**, a Tennessee limited liability company, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Heather N. Jones, an unmarried woman,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 42 feet 6 inches of Lot No. 149 and the westerly 19 feet of Lot No. 150 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mid TN Partners, LLC by Warranty deed from Amanda Dean, as Trustee for The 1711 Marsden Avenue Trust of record in Instrument No. 20150515-0045035 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 15, 2015.

Being improved property known as 1711 Marsden Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 60 and 61, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds its successors and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 10th day of February, 2016.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jason Hand, Member

By: _____
Jeremiah Pierce, Member

By: _____
Hitesh Patel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of MID TN PARTNERS, LLC, a Tennessee limited liability company, the within named bargainors, and that they in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by themselves as Members.

Witness my hand and official seal in Nashville, Tennessee this 9 day of February, 2016.

_____
Notary Public

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

My Commission Expires: 3-6-18

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076