BILL GARRETT, Davidson County
Trans:T20160012415 DEEDWARR
Recvd: 02/16/16 10:55 2 pgs
Fees:13.00 Taxes:2442.00
20160216-0014211

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of February, 2016 by and between Jonathan D. Jones, married, hereinafter referred to as GRANTOR, and Charles A. Traughber and Juanita I.C. Traughber, husband and wife , hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lying and being in the County of Davidson, State of Tennessee, to-wit:

Being Lot 2, Block 18, on the map of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan D. Jones, married by Quitclaim Deed from Jonathan D. Jones, married, dated February 10, 2014, recorded February 11, 2014, of record in Instrument No. 20140211-0011999, Register's Office for Davidson County, Tennessee. Further previously being part of the same property conveyed to Jonathan D. Jones by Warranty Deed from Elizabeth Swope, Conservator for Stella Swope, dated August 27, 2013, recorded August 30, 2013, of record in Instrument No. 20130830-0091765, Register's Office for Davidson County, Tennessee.

**This has never been the marital residence of Jonathan D. Jones

This is [xx]improved [ ]unimproved property known as: 4120 Granny White Pike, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan D. Jones

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan D. Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 11th day of February, 2016.

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

Name and Address of Property Owner:
Charles A. Traughber
4120 Granny White Pike,
Nashville, TN 37204

Send Tax Statements to:

new owner

Map & Parcel: 131-04-102.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $660,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of February, 2016.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/2016

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-426