(2)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00.

Affiant

Subscribed and sworn to me on March 25th, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

BILL GARRETT, Davidson County
Trans: T20160026957 DEEDWARR
Recvd: 04/04/16 11:52 2 pgs
Fees: 13.00 Taxes: 1739.00
20160404-0031718

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29161SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Cornelius 2702 Brightwood Ave. Nashville, TN 37212	Jonathan Cornelius 708 Roantree Dr. Brentwood, TN 37027	117-04-0-155.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew R. McKenzie and wife, and Mildred P. McKenzie, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jonathan Cornelius, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, and that part of Brightwood Avenue added to said lot by agreement of record in Book 716, Page 2, 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 Lot No. 130 and part of Brightwood Avenue together front 50 feet on the Easterly side of Brightwood Avenue as changed by said agreement, and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Andrew R. McKenzie and wife, Mildred P. McKenzie by Warranty deed from Rachel W, Gleeson, formerly Rachel C. Watson of record in Book 5250, page 790, Register's Office for Davidson County, Tennessee, dated February 03, 1978 and recorded on February 08, 1978.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 101 and as amended by agreement recorded in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2702 Brightwood Avenue, Nashville, TN 37212-5819.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 25 day of March, 2016.

Andrew R. McKenzie

Mildred P. McKenzie

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 25th, 2016, before me personally appeared Andrew R. McKenzie and wife, and Mildred P. McKenzie to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 25th, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 5-11-2017