Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16030039

STATE OF TENNESSEE }
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Karakrant
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF April, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Nathaniel Lee Jones and
Ali F. Jones
5240 Old Hickory Boulevard
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
057-030.00

Davidson County DEEDWARR
Recvd: 04/22/16 15:37 3 pgs
Fees:18.00 Taxes:643.80
20160422-0039556

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Geoffrey M. Jones,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathaniel Lee Jones and Ali F. Jones, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Geoffrey Jones Property, of record as Instrument No. 20110627-0048759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Geoffrey M. Jones and wife, Deborah A. Jones from Robert T. Thompson and wife, Altie L. Thompson by deed of record in Book 7986, Page 285, dated July 21, 1989, and being the same property conveyed to Geoffrey M. Jones from Mary E. Nicholson by deed of record as Instrument No. 20070214-0018761, dated February 12, 2007, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5240 Old Hickory Boulevard, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20110627-0048759, said Register's Office.
3. Restrictive Covenant for Detached Structure of record as Instrument No. 20020820-0100634, said Register's Office.
4. Abandonment and Release of Easement of record as Instrument No. 20111006-0077544, said Register's Office.
5. Grant of Overhead Line Easement of Record in Book 11404, Page 271, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend

the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Geoffrey M. Jones** has/have caused this instrument to be executed, this the 12 day of April, 2016.

Geoffrey M. Jones

STATE OF _____
COUNTY OF Dearborn

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Geoffrey M. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of April, 2016

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS E. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DEARBORN COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

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

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 19 day of April, 2016

Notary's Signature

My Commission Expires: 8-25-18

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY