Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Stephen G. Schein
5025 Hillsboro Pike
Nashville, TN 37215
SEND TAX BILLS TO:
CMG Mortgage
3160 Crow Canyon Rd., Ste 400
San Ramon, CA 94583

BILL GARRETT, Davidson County
Trans:T20160042527 DEEDWARR
Recvd: 05/20/16 10:54 2 pgs
Fees:13.00 Taxes:728.90
20160520-0050710

WARRANTY DEED

(Map 131-1-0D, Parcel 66.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, the undersigned, **BETTIE K. JONES and husband, JERRY W. SANDERS,** hereinafter referred to as "Grantors", has bargained and sold and does hereby transfer and convey unto **STEPHEN G. SCHEIN, unmarried,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being a part of the Georgetown Condominiums, of record in Book 5400, page 4, Register's Office for Davidson County, Tennessee, the part hereby described as follows:
>
> BEING Unit No. 66 on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums, of record in Book 5211, page 325, as amended in Book 5616, page 133, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Bettie K. Jones, by Warranty Deed dated March 5, 2014, from Bettie K. Jones, Trustee, of record in Instrument No. 20140312-0020816 in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5211, page 325 and amended in Book 5616, page 133; to By Laws of record in 5211, page 245, Book 5211, page 325, Book 5616, page 133 and Book 6079, page 516; to , all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5025 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Jerry W. Sanders, husband of Bettie K. Jones, hereby joins in this conveyance and conveys any and all interest he may have in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 20th day of May, 2016.

Bettie K. Jones
BETTIE K. JONES

Jerry W. Sanders
JERRY W. SANDERS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettie K. Jones and Jerry W. Sanders, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2016.

Notary Public

My Commission Expires: 5-20-2017
(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bettie K. Jones
Affiant

Subscribed and sworn to before me this 20th day of May, 2016.

Notary Public

My commission expires: 5-20-2017
File No. 20160375

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY