BILL GARRETT, Davidson County
Trans:T20160051831 DEEDWARR
Recvd: 06/17/16 16:22 7 pgs
Fees:38.00 Taxes:5180.00
20160617-0062053

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner As:	Send Tax Bills To:	Map/Parcel Number:
James M. Halloran 416 Sunnyside Drive Nashville, TN 37205	Same	117-9-46.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones, as to a one-half (1/2) undivided interest;** and **Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, as to a one-half (1/2) undivided interest** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **James M. Halloran** (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the real property and together with the appurtenances, hereditaments, estate, title and interest appertaining to the real property (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the title.

Whenever in this instrument the terms Grantor and Grantee are used, those terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 17th day of June, 2016.

Elliott Warner Jones, Sr., Co-Trustee of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones

Elliott Warner Jones, Sr., Co-Trustee of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones

Phillip Ritchie Jones, Co-Trustee of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones

Phillip Ritchie Jones, Co-Trustee of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me, this the 17TH day of June, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 12-22-19

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elliott Warner Jones, Sr., Co-Trustee of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 17TH day of June, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 12-22-19

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elliott Warner Jones, Sr., Co-Trustee of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 17TH day of June, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 12-22-19

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phillip Ritchie Jones, Co-Trustee of the Frances S. Jones Family Trust under the Last Will and Testament of Frances S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 17TH day of June, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 12-22-19

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phillip Ritchie Jones, Co-Trustee of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 17TH day of June, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 12-22-19

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Being Lot No. 10 of Block 8 on the Plat of Woodmont Estates, of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 199.6 feet on the southerly side of Woodmont Circle (now Wimbledon Road) and extends back 349.7 feet on the easterly line and 360.3 feet on the westerly line with the easterly margin of Hilldale Drive to the northerly line of Lot No. 9 in said subdivision, measuring 211.4 feet thereon.

Together with that portion of the abandoned Hilldale Drive right-of-way as described in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2007-1481.

Being the same property conveyed to Ernest Addison Jones and wife, Frances S. Jones, by Warranty Deed from William C. Love and wife, Phoebe D. Love, of record in Book 3376, Page 501, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ernest Addison Jones and Frances S. Jones, as tenants in common, by Quitclaim Deed from Tom B. Harris, Jr., Trustee, of record as Instrument No. 20011008-0109262, Register's Office for Davidson County, Tennessee.

Frances S. Jones having since died testate on December 31, 2011, and in accordance with her Last Will and Testament, of record in Probate No. 12P-124, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, her one- half (1/2) undivided interest was conveyed to Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Frances S. Jones Family Trust under the will of Frances S. Jones, by Executor's Deed from Elliott Warner Jones, Executor of the Estate of Frances S. Jones, of record as Instrument No. 20120927-0088080, Register's Office for Davidson County, Tennessee.

Ernest Addison Jones having died testate on December 19, 2015, and his Last Will and Testament having been entered into Probate No. 16P-379, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, thereby transferring title to Elliott Warner Jones, Sr., and Phillip Ritchie Jones, Co-Trustees of the Ernest A. Jones Family Trust under the Last Will and Testament of Ernest A. Jones, as to a one-half (1/2) undivided interest.

Exhibit B

Permitted Exceptions

1. Easements for utilities serving the premises herein described.

2. Title to the portion of the property within the boundaries of any roads.

3. All matters shown on the plat of Woodmont Estates, of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, agreements and easements provided in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2007-1481.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 839, Register's Office for Davidson County, Tennessee.