This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
615-885-0223

Recording Info:

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SEND TAX BILL TO
NEW OWNER:
**Peter and Catherine Jones**
2314 9th Avenue S
Nashville, TN 37204

MORTGAGEE:

BILL GARRETT, Davidson County
Trans: T20160070025 DEEDWARR
Recvd: 08/12/16 10:21 2 pgs
Fees: 13.00 Taxes: 1794.50
20160812-0084113

MAP: 1053041600

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Family Trust Services, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peter Jones and Catherine Jones, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Joseph Knowles Subdivision of Block "D" in C.D. Elliott's Plan as of record in Book 332, page 48, Register's Office for said County.

Said Lot No. 16 fronts 140 feet on the northerly side of Hillview Heights, formerly Woods Avenue, and runs back to a point 248 feet with the easterly margin of Kirkman Avenue, now Vaulx Avenue, and 239 feet with the westerly margin of Shatford Avenue, now 9th Avenue South.

Being the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by deed dated July 15, 2016, of record in Instrument No. 20160718-0073583, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 9th Ave S., Nashville, Tennessee 37204.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 332, page 48, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 332, page 48, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, 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.

WITNESS my hand this the 29th day of July, 2016.

Family Trust Services, LLC, a Tennessee limited liability company

By: Scott Stephens, Authorized Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member** of **Family Trust Services, LLC, a Tennessee limited liability company**, the within named bargainor(s), a compay, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the compay as such authorized member.

WITNESS my hand and official seal at office this 29th day of July, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $485,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of July, 2016.

NOTARY PUBLIC My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018