WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160076184 DEEDWARR
Recvd: 08/31/16 11:47 3 pgs
Fees: 18.00 Taxes: 1000.85

20160831-0091341

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,500.00.

Affiant

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

NOTARY PUBLIC
My Commission Expires: 10/18/2016

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew J. Felbinger 234 Hillsboro Place Nashville, TN 37215	new owner	117-030-D-234.00 CO

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 Brian A. Jones and Lucy R. Jones, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew J. Felbinger, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 234 of Hillsboro Station Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6740 at Page 37, the Plat of which is of record in Plat Book 6250, Pages 751-753, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marshall Scott Peace, II, unmarried by Warranty deed from Vikas Singh and Meghna M. Singh, husband and wife of record in Instrument No. 20090805-0073464 Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on August 05, 2009.

Being the same property conveyed to Brian A. Jones and Lucy R. Jones, husband and wife, by Warranty Deed from Scott Peace a/k/a Marshall Scott Peace II, a married person, dated October 30, 2015 and recorded November 4, 2015 as Instrument No. 20151104-0112457, in said Register's Office for Davidson County, Tennessee.

This is improved property, known as 234 Hillsboro Place, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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 GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on August 25th, 2016.

Brian A. Jones

Lucy R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 25th, 2016, before me personally appeared Brian A. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

STATE OF _____
COUNTY OF _____

On August 25th, 2016, before me personally appeared Lucy R. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

NOTARY PUBLIC

My Commission Expires: _____

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 our hands on August 25th, 2016.

Brian A. Jones

Lucy R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 25th, 2016, before me personally appeared Brian A. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: _____

STATE OF NC
COUNTY OF New Hanover

On August 25th, 2016, before me personally appeared Lucy R. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

NOTARY PUBLIC

My Commission Expires: June 2, 2018

D'JARVIS JAMALL POOLE
Notary Public, North Carolina
New Hanover County