This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $125,001.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160078737 DEEDWARR
Recvd: 09/08/16 10:49 2 pgs
Fees:13.00 Taxes:462.50
20160908-0094523

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jim Sweeney Construction 918 Currey Road Nashville, TN 37217	Jim Sweeney Construction 918 Currey Road Nashville, TN 37217	081-16-0-582.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, L. DALE JONES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JIM SWEENEY CONSTRUCTION, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 8 and the northerly 16 feet of Lot No. 9 on the Plan of B. W. Hall's Plan in Plat of record in Deed Book 17, Page 261, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 8 and 9 front together 36 feet on the westerly side of Warren Street and run back between parallel lines 150 feet, more or less, to an alley.

Note: Plat erroneously referred to as Book 17, Page 201 in vesting deed.Being the same property conveyed to L. Dale Jones by Warranty deed from Georgia Mai Gaines, Unmarried of record in Book 5533, page 600, Register's Office for Davidson County, Tennessee, dated November 19, 1979 and recorded on November 21, 1979. (Value or consideration shown in aforementioned deed $4,575.00.) Being also known as 1021 Warren Street Nashville, Tennessee 37208.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1021 Warren Street, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LDJ

Witness my hand this the 29th day of August, 2016.

L. Dale Jones

L. Dale Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. Dale Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2016.

My commission expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public