WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 21st day of Sept, 2016.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Woodland Street Partners, LLC	SAME	160-08-0-051.00
408 Taylor Street Suite 202		
Nashville, TN 37208		

Davidson County DEEDWARR
Recvd: 09/26/16 12:00 2 pgs
Fees:13.00 Taxes:1110.00
20160926-0101176

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy S. Jones and Cynthia Lynn Jones, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Woodland Street Partners, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Brentview Hills, of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 74 fronts 122.1 feet on the Southerly side of Broadwell Drive and runs back 316.2 feet on the Westerly line and 385.6 feet on the Easterly line to a dead line on the rear on which it measures 146.8 feet.

Being the same property conveyed to Roy S. Jones and Cynthia Lynn Jones, husband and wife, by deed from Thomas M. Price, Trustee of The James R. St. John Jr. T/U/W dated 1-27-06, on August 15, 2016, of record in Instrument Number20160817-0086080, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 43 and 44, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded inBook 3345, page 205; and Book 4404, page 813, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4940, page 788; Book 7145, page 596; and Book 7267, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: **495 Broadwell Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this September 21, 2016.

Roy S. Jones

Cynthia Lynn Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy S. Jones and Cynthia Lynn Jones, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 21, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE