BILL GARRETT, Davidson County
Trans:T20160091453 DEEDWARR
Recvd: 10/17/16 14:14 3 pgs
Fees:18.00 Taxes:4440.00

20161017-0109556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of October, 2016.

Notary Public

My commission expires: 8.21.17

(Notary Stamp)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kelly K. Jones and Angela R. Jones	Kelly K. Jones and Angela R.Jones	**092-16-0-125.00**
1900 Broadway	693 Legends Crest Drive	
Nashville, TN 37203	Franklin, TN 37069	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda Cox Schenck and Roger W. Cox, III

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kelly K. Jones and Angela R. Jones, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

BEING part of Lot No. 146 in the Boyd Home Tract, a plan of which is of record in Book 21, page 39, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the northwest corner of Broad Street and Nineteenth Avenue South, in the City of Nashville, Tennessee, running thence northerly with the westerly margin of said Nineteenth Avenue South, 100 feet more or less, to the southerly margin of a six-foot private alley; thence westerly, with the southerly margin of said alley, 51 feet; then southerly, and parallel with

Nineteenth Avenue South, 116 feet, more or less, to the northerly margin of Broad Street; thence easterly, with the northerly margin of Broad Street, 53 feet to the beginning.

TRACT II:

BEING a part of Lot No. 146, on the Plan of the Boyd Home Tract, as of record in Book No. 21, page 39, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING on the northerly margin of Broad Street, 53 feet westerly from the westerly margin of Nineteenth Avenue South, formerly Douglas Avenue, being the southwest corner of the lot first hereinabove described; thence with the northerly margin of Broad Street, westerly 51.7 feet, more or less, to the lot formerly belonging to W. G. Simmons, the southeast corner; thence with the easterly line of said lot, northerly 132 feet, more or less, to the southerly margin of a 6-foot private alley; thence with the southerly margin of said private alley, easterly to the northwest corner of the lot first hereinabove described, said corner being 51 feet westerly from the westerly margin of Nineteenth Avenue South; thence southerly with the westerly line of said lot, 116 feet, more or less, to the beginning.

BEING the same property conveyed to Roger W. Cox and wife, Peggy J. Cox, by Quitclaim Deed dated August 19, 1993, from Peggy J. Cox of record in Book 9060, page 931, in the Register's Office for Davidson County, Tennessee; the said Peggy J. Cox having since died on October 14, 2008, and the said Roger W. Cox, Jr. (also known as, Roger William Cox, Jr.) having died testate on February 1, 2012, leaving a Holographic Will admitted to probate of record as Docket No. 12P-391 in the Seventh Circuit for Davidson County, Tennessee, Probate Division, but having died intestate as to the subject property and survived by his daughter and son, his sole heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith.

This is improved property known as 1900 Broadway, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current and subsequent years, which have been assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17 day of October, 2016.

Linda Cox Schenck

Linda Cox Schenck

Roger W. Cox, III

Roger W. Cox, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda Cox Schenck, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 17 day of October, 2016.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roger W. Cox, III, the bargainor, 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 and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 17 day of October, 2016.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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