THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160106662 DEEDWARR
Recvd: 12/05/16 11:27 2 pgs
Fees:13.00 Taxes:1979.50
20161205-0127301

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Bruce Jones and Linda Jones 6726 Cool Springs Rd. Thompsons Station, TN 37179	Robert Bruce Jones 6726 Cool Springs Rd. Thompsons Station, TN 37179	052-01-0-200.00 & 052-01-0-334.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LEYLI GUSEYNOVA**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT BRUCE JONES, AND WIFE LINDA JONES**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Two tracts of land, described as follows, to wit:

First Tract:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 13 and the easterly 31.3 feet of Lot No. 12, Block "F", on the Revised Plan of Power and Roth's Madison Park Subdivision, which is of record in Book 843, Page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said Lot and part of said Lot adjoin and front together 83.3 feet on the northerly side of Madison Boulevard and extends back between lines 263.9 feet on the easterly line of Lot No. 13 and 230 feet, more or less, on the westerly line of a part of Lot No. 12, to a line in the rear which they measure 80 feet.

Second Tract:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being the southerly part of Lot No. 14, Block "F", on the Revised Plan of Power and Rother's Madison Park Subdivision, which is of record in Book 843, Page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said part of said Lot fronts 53 feet on the northerly side of Madison Boulevard and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line in the rear which it measures 50 feet, more or less.

Being the same property conveyed to Leyli Guseynova by Warranty Deed from Shane Hackert and

Mandy Hackert, filed at Instrument No. 20161205-0127299, Davidson County Register of Deeds.

This is improved property known as **257 & 259 Madison Blvd., Madison, Tennessee 37115.**

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, forever. GRANTOR covenants with said GRANTEE that we 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 my hand this 30 day of **November**, **2016**:

Leyli Guseynova

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEYLI GUSEYNOVA**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of November, 2016.

Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $535,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2016:

Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18