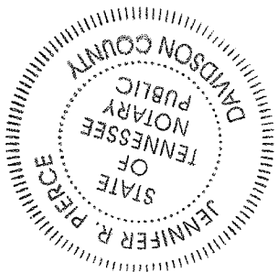
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/16 16:02 2 pgs
Fees:13.00 Taxes:636.40
20161207-0128723



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$172,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of November, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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:
Kelly Franklin	New Owner	06902009700
2501 N. 16th St		
Nashville, TN 37206		

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, **Constance Allison Jones, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelly Franklin**, her 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. 214 on the Plan of Enchanted Hills, Section 12, of record in Book 4675, Page 165, as amended in Book 5407, Page 949, both in the Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Eaton's Creek Road, said point being the common front corner of Lot Nos. 213 and 214 on said Plan; thence, with the line between said lots westwardly 354 feet, more or less, passing a witness line at 295.0 feet, to a point in the center line of Eaton's Creek; thence, with the meanders of the center line of Eaton's Creek in a southerly direction a portion conveyed to Enchanted Hills, Inc., by deed with Enchanted Hill's northerly line N 71° 31' E 301 feet, more or less, passing a witness line at 81 feet, more or less, to a point in the westerly margin of Eaton's Creek Road; thence, with said westerly margin, northwardly 156.0 feet to the point of beginning.

Being the same property conveyed to Constance Allison Jones, unmarried from Timothy R. Brown, Administrator of the Estate of Betty R. Brown, Timothy R. Brown and Christopher T. Brown by Warranty Deed on June 13, 2008, of record in Instrument Number 20080620-0063862, 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:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 165, as amended in Book 5407, Page 949, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6255, Page 357; Book 4876, Page 200 and Book 3934, Page 322, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **4113 Eatons Creek Road, Nashville, TN 37218**

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 November 30, 2016.

Constance Allison Jones by Beverly Bell Atty in fact

Constance Allison Jones by Beverly Bell as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared BEVERLY BELL, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for CONSTANCE ALLISON JONES, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name CONSTANCE ALLISON JONES, the bargainor(s), by the said BEVERLY BELL, as Attorney-in-Fact.

WITNESS my hand and seal, this 30TH day of November, 2016.

_____ My Commission Expires: 11-6-17

NOTARY PUBLIC

JENNIFER R. PIERCE
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, Julie Coone, 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.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.