WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/16 14:17 3 pgs
Fees:18.00 Taxes:795.13
20161221-0134335

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2016

Notary Public:

MY COMMISSION EXPIRES: 6/28/17
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ryan Fulton Jones	SWBC Mortgage	Parcel ID:
5029 Edmondson Pike	9311 San Pedro #100	14710005600
Nashville, TN 37211	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles L. Pickney, Jr., married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ryan Fulton Jones and Aubrey Rene Jones, husband and wife and Sandra Jones, married, tenants *
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot #301, Section Five, Caldwell Country Estates, as shown on plat of record in Plat Book 3300, Page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Included in the above but excluded therefrom is that portion described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 301 on the plan of Caldwell Country Estates, Section Five, of record in Plan Book 3300, Page 16, Register's Office for said County, described as follows:

Beginning at a point, said point being the southern property line and 25 feet from the centerline of Edmondson Pike; thence along said property line N 47 deg. 19 min. W for 5 feet to a point; thence N 42 deg. 41 min. E for 90 feet to a point on the common property line of Parcel 56 on Map 147-10; and Parcel 57 on Map 147-10; thence along said property line S 47 deg. 19 min. E for 5 feet to a point; thence along the existing right-of-way line of Edmondson Pike S 42 deg. 41 min. W 90 feet to the point of beginning and containing therein an area of 450 square feet, more or less.

Being the same property conveyed to Charles L. Pickney, Jr., married, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20110715-0054143, said Register's Office, dated July 1, 2011.

This conveyance is subject to Restrictions of record in Book 1788, Page 108, amended in Book 3279, Page 556, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 16, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5029 Edmondson Pike, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 common with full right of survivorship**

Witness my hand this 20th day of December, 2016.

Charles L. Pickney, Jr.

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 Charles L. Pickney, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY