BILL GARRETT, Davidson County
Trans:T20170008104 DEEDWARR
Recvd: 01/27/17 13:08 4 pgs
Fees:22.00 Taxes:0.00
20170127-0009145

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jesse Lee Jones, Trustee 1508 Rosebank Ave. Nashville, TN 37206	SAME	Parcel 1: 073 13 0 068.00 Parcel 2: 73-13-J-1.00CO Parcel 3: 73-13-J-2.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jesse Lee Jones, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, and as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of January, 2017.

Jesse Lee Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse Lee Jones, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of January, 2017.

Notary Public

My Commission Expires:

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

PARCEL NO. 1

LAND in Davidson County, Tennessee, BEING Lots Nos. 35 to 38, inclusive of Block "A" and part of Lots Nos. 71, 72, 73, and 74, on the Map of Davis Heights, (a/k/a David Heights), as of record in Plan Book 843, page 104, Register's Office for Davidson County, Tennessee, described as follows:

TRACT NO. 1:

BEGINNING at a point in the westerly right-of-way line of Rosebank Avenue, said point being the northeasterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, and being the southeasterly corner of the herein described tract; thence leaving said right-of-way line with the northerly line of Crystal H. Jones N 89 degrees 30' 00" W, 250.00 to a point: thence leaving said northerly line with the easterly line of Tract No. 2 of the Morrow property N 2 degrees 49' 55" E, 100.00 feet to a point; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in Book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 250.00 feet to an iron rod, said rod being located in the westerly right-of-way line of Rosebank Avenue: thence leaving said southerly line with the westerly right-of-way line of Rosebank Avenue S 2 degrees 49' 55" W, 100.00 feet to an iron rod and the point of beginning containing 24,979 square feet or 0.57 acre, more or less.

TRACT NO. 2:

BEGINNING at a point at the northwesterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, said point being the southeasterly corner of the herein described tract; thence with the northerly line of property conveyed to Russell H. Johnson, Jr. by quitclaim deed of record in book 5274, page 469, Register's Office for Davidson County, Tennessee, N 89 degrees 30' 00" W, 72.88 feet to an iron pipe; thence leaving said northerly line with the easterly line of property conveyed to Jimmy E. Strain and Peggy R. Alexander by quitclaim deed of record in book 9465, page 606, Register's Office for Davidson County, Tennessee, N 1 degree 37' 10" E, 99.94 feet to a concrete monument; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 75.00 feet to a point: thence leaving said southerly line with the westerly line of Tract No. I of the aforementioned Morrow properly S 2 degrees 49' 55" W, 100.00 feet to the point of beginning containing 7388 square feet or 0.17 acre, more or less.

Parcel No. 1, Tracts 1 and 2, being the same property conveyed to Jesse Lee Jones by deed from Rebecca L. Buchanon-Jones, of record in Instrument #20110912-0070481, Register's Office for Davidson County, Tennessee.

This is improved property known as 1508 Rosebank Ave., Nashville, TN 37206.

PARCEL NO. 2

Land in Davidson County, Tennessee, being Unit A of 1510 A & B Rosebank Cottages, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jesse Lee Jones by deed from LVH, LLC a Tennessee limited liability company, of record in Instrument #20161206-0127750, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 A Rosebank Ave., Nashville, TN 37206.

PARCEL NO. 3

Land in Davidson County, Tennessee, being Unit B of 1510 A & B Rosebank Cottages, described in a Declaration of Covenants, Conditions and Restrictions in instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030. Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property convened to Jesse Lee Jones by deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument #20161206-0127741, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 B Rosebank Ave., Nashville, TN 37206.