This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170011472 DEEDWARR
Recvd: 02/08/17 09:13 2 pgs
Fees:13.00 Taxes:758.50
20170208-0013079

ADDRESS NEW OWNER:
Taybro-Falke, LLC
1856 Reynolds Rd
Nashville, TN 37217

SEND TAX BILL TO:
Taybro-Falke, LLC
~~1856 Reynolds Rd.~~ P.O. Box 721
~~Nashville, TN 37217~~ Dale Creek, TN 37373

MAP/PARCEL 135-00-0-156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Gary M. Jones and Denise Jones,** has this day bargained and sold, and does hereby transfer and convey unto **Taybro-Falke, LLC** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A Tract of land in the 2nd, formerly the 5th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, July 3, 1947, as follows:

Beginning in the center of Reynolds Road, at R. M. Meriweather's Southwest corner; thence with Meriweather's South line, North 88 degrees 22' East 462 feet to an iron pin; thence South 9 degrees West 148 feet; thence South 74 degrees West 160 feet to a stake; thence North 87 degrees West 321 feet to the center of Reynolds Road; thence with the center of said Road, northwardly 167.4 feet to the point of beginning, containing 1.63 acres, more or less.

Being the same property conveyed to Gary M. Jones, an unmarried person by Warranty deed from Donald G. Jones, married, and Kenneth D. Jones, unmarried, and Gary M. Jones, unmarried, being all of the Heirs of Marie T. Jones, also known as Marie Thornton Jones and Gary M. Jones, Executor of the Estate of Marie Thornton Jones of record in Book 10828, page 446, Register's Office for Davidson County, Tennessee, dated March 09, 1998 and recorded on March 09, 1998.

Gary M. Jones has since married Denise Jones

This is improved/unimproved property known as: **1856 Reynolds Road, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2017 shall be prorated as of the date of this deed.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of February, 2017.

Gary M. Jones

Gary M. Jones

Denise M Jones

Denise Jones

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Gary M. Jones and Denise Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of February, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of February, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19