WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
130 Fern, LLC	Reliant Bank	07114008900
(NAME) ~~130 Fern Avenue~~ 3167 Brimstead Drive	(NAME) 101 Creekstone Blvd, Ste 200	
(ADDRESS) ~~Nashville TN 37207~~ Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170050648 DEEDWARR
Recvd: 06/14/17 09:26 3 pgs
Fees: 18.00 Taxes: 647.50
20170614-0059516

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Claudell Vaughn and Heirs of Shirley Carter and Heirs of Kenneth M. Jones and Arnold L. Jones, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 130 Fern, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN PARCEL OR TRACT OF LAND, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 23 ON THE MAP OF WEAKLEY AND DODD'S SUBDIVISION OF LOT 17 BROOKLY PLAN, OF RECORD IN BOOK 57, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 23 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HIGHVIEW AVENUE AND RUNS BACK BETWEEN LINES, 148 1/3 FEET ON THE WESTERLY LINE AND 146 2/3 FEET ON THE EASTERLY LINE, TO AN ALLEY IN THE REAR AND MEASURES 50 FEET THEREON.

Being the same property conveyed to Claudell Vaughn, Shirley Carter, Earline Bowden, Kenneth M. Jones and Arnold L. Jones by Quitclaim deed from Claude M. Jones and wife, Mary E. Jones of record in Book 9798, page 82, Register's Office for Davidson County, Tennessee, dated December 14, 1995 and recorded on September 18, 1995.

Being the same property conveyed to Claudell Vaughn by Quitclaim deed from Earline D. Bowden and husband Leslie Vaughn of record in Instrument No. 20020916-0112339 Register's Office for Davidson County, Tennessee, dated September 15, 2002 and recorded on September 16, 2002.

The said Shirley Carter having since died intestate on August 3, 1999, leaving husband, Jerry Carter, and children Debbie F. Martin, Larry W. Carter and Thomas Carter as her heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055991, in the Register's Office for Davidson County, Tennessee. The said Thomas Carter having since died intestate on May 23, 2011, leaving wife, Paula Jean Zentz, and children, Jerry Carter and Paul Carter as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055997, in the Register's Office for Davidson County, Tennessee. The said Jerry Carter, husband of Shirley Carter, having since died testate on October 24, 2012, devising said property to Debbie F. Martin, Larry W. Carter and Thomas Carter as evidenced in Probate Case No. 12P1811, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

The said Kenneth M. Jones having since died intestate on November 27, 2006, leaving wife, Ellen Jones and child, Misty Dawn Jones as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055999, in the Register's Office for Davidson County, Tennessee.

MISTY DAWN JONES IS CORRECTLY KNOWN AS MITZY DAWN JONES

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

Improved	property, known as	130 Fern Avenue	Nashville, TN 37207		
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 Witness our hands June 2 2017.

Claudell Vaughn Claudell Vaughn

Arnold L. Jones Arnold Jones Sr

Heirs of Shirley:

~~Jerry Carter Husband~~

Debbie F. Martin Debbie F Martin

Larry W. Carter Larry W Carter

Heirs of Thomas Carter:

~~Paula Jean Carter Wife~~

Jerry Carter Jerry Carter

Paul Carter Paul Carter

Heirs of Kenneth Jones:

Ellen Jones – Wife Ellen J Jones

~~Misty~~ Dawn Jones Misty Dawn Jones

Misty

MITZY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Claudell Vaughn Arnold Jones Sr, Debbie F Martin, Larry W Carter, Jerry Carter, Paul Carter and with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 2nd day of June 2017.

Ellen Jones
Mitzy Dawn Jones

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
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