WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067445 DEEDWARR
Recvd: 08/04/17 11:41 2 pgs
Fees:13.00 Taxes:111.00
20170804-0079898

J-CP-17-109-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Equity Trust Company Custodian FBO Z108932 IRA	**New Owner**	
(NAME) **471 Humphreys Street**	(NAME)	**082-03-0-013.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONESALL, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property being the middle part of Lots 67 and 68, C. F. SHARPE & W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at a point in the Northerly margin of Cleveland Street, and beginning point is 50.7 feet West of the Northwest corner of Cleveland Street and Joseph Avenue, and being Frank Lee Jenkins and wife's Southwest corner; running thence with the Northerly margin of Cleveland Street, Westwardly 55.6 feet, thence Northwardly 95 feet, thence Eastwardly 55.6 feet; thence Southwardly 95 feet to the Northerly margin of Cleveland Street, the point of beginning.

Being the same property conveyed to Jonesall, Inc from Cumberland Properties, LLC in Warranty Deed of record at Instrument No. 20150316-0022519, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. F. SHARPE & W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY, as recorded in Plat Book 161, Page(s) 53, in the Register's Office of Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4502, Page 732, in the Register's Office of Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Cleveland Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF JULY, 2017.

Jonesall, Inc.

BY: _____

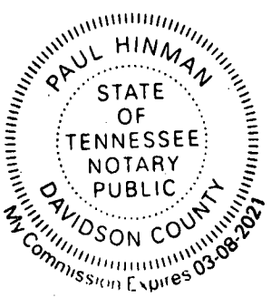
Charles Dale Allmon
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHARLES DALE ALLMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of JONESALL, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 31st of July, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212