Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN

The actual consideration or value, whichever is greater, for this transfer is $422,000.00

Affiant

Subscribed and sworn to before me, this 24 day of August 2017.

Notary Public
My commission expires: 5/20/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170075195 DEEDWARR
Recvd: 08/29/17 10:18 3 pgs
Fees:18.00 Taxes:1561.40
20170829-0088564

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Jones 6196 Mount Pisgah Rd Nasvhille TN 37211	Bank of Tennessee PO Box 4980 Johnson City TN 37602	172140B24700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher S. Omartian, a married person, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Charles Jones and Susan Jones, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 176, Winfield Park, Phase 2, Section 2, as shown on plat of record in Instrument No. 20030422-0052787, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher S. Omartian, an unmarried individual, from Hamid Toloogolzari and Azadeh Jafari Shahhosseini of record in Instrument No. 20070416-0044865 Register's Office for Davidson County, Tennessee and dated March 26, 2007,

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Winfield Park, Phase 2, Section 2 of record in Instrument No. 20030422-0052787 3) Easements of record in Book 11124 Page 852, and Book 11628 Page 204 4) Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552 Page 857 5) Subject to

flow of creaks and streams across said property. 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in Instrument No. 20001211-0122000 and amended in Instrument No. 20020520-0061426 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 6196 Mount Pisgah Rd, Nasvhille, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24 day of August, 2017.

Christopher S. Omartian by Paige Omartian His Attorney-in-fact
Christopher S. Omartian, by Paige Omartian
His Attorney-in-fact

Paige Omartian
Paige Omartian, who joins in this conveyance for the sole purpose
Of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2017, before me personally appeared Paige Omartian to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher S. Omartian acknowledged that such person executed the same as the free act and deed of Christopher S. Omartian.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paige Omartian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of August, 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 10181



The signature of Chrisopher S Omartian is signed by his duly appointed Attorney-in-fact Paige Omartian, pursuant to the Power of Attorney recorded in Instrument #20170829-0088563, Register's Office for Davidson County, Tennessee.