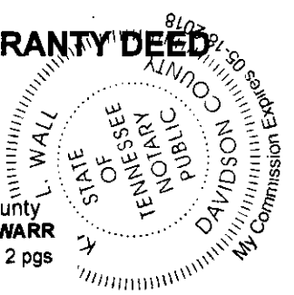
WARRANTY DEED



Bill Garrett Davidson County
Batch# 34127 DEEDWARR
12/06/2017 11:31:06 AM 2 pgs
Fees: $13.00 Taxes: $956.45

20171206-0124500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
DEWAY 7614 BIDWELL RD, LLC	**NEW OWNER**	
(NAME)	(NAME)	**00800010900**
525 Broadland Rd NW		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30342		
(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, **BARBARA R. JONES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEWAY 7614 BIDWELL RD, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** 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:

Being in the 14th Civil District of Davidson County, Tennessee, being Tract 10 and a 18.9 acre tract lying south of Tract 10 on the Plan of the Alice T. Baxter farm, made by Parrish Engineers, dated June 14, 1966, as follows: Beginning at a point in the center of Bidwell or Fitzgerald Road, at the common corner of Tracts 9 and 10; thence with the line between said lots, South 87 deg. 14' East 599.4 feet to a point; thence South 47 deg. 46' West 147.5 feet to a stake; thence South 2 deg. 46' West 150 feet to a stake; thence South 87 deg. 14' East 220 feet to a stake; thence South 2 deg. 46' West 1065.4 feet to a stake in C. W. Fitzgerald's line; thence with his line, South 83 deg 10' West 307 feet to a stake; thence South 87 deg. 15' West 435.7 feet to a stake; thence North 7 deg. 41' East 108.7 feet to a stake; thence North 3 deg. 78' East 820.2 feet to a stake; thence North 2 deg. 46' East partially around a curve, and along the center of Bidwell or Fitzgerald Road, 484.7 feet to the point of beginning, containing 21.9 acres more or less.

Being the same property conveyed to Barbara R. Jones to create a tenancy by the entirety with Porter A. Jones by Quitclaim Deed from Porter A. Jones of record in Instrument No. 20100902-0069958 Register's Office for Davidson County, Tennessee, dated August 6, 2010 and recorded on September 2, 2010.

Porter Andis Jones having since died, September 1, 2011, Petition for Letters of Administration recorded at Docket No. 11P1725. Being also known as 7614 Bidwell Rd Joelton, Tennessee 37080.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Application for Greenbelt Assessment of record in Instrument Number 20050719-0083750 and 20101020-0083965, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7614 Bidwell Road, Joelton, Tennessee 37080**.

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 29th DAY OF NOVEMBER, 2017.

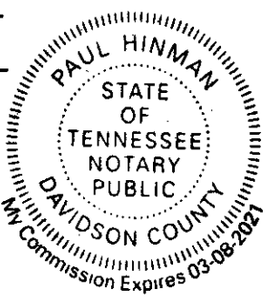
Barbara R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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