THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18011459941** DR. T. BRANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $368,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2018. Notary Public My Commission Expires

Bill Garrett Davidson County
Batch# 60012 **DEEDWARR**
02/16/2018 03:13:07 PM 2 pgs
Fees: $13.00 Taxes: $1,361.60

20180216-0015442

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James W. McDonald and Perrin A. Powers 4808 E LONGDALE DRIVE Nashville TN 37211-4414	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN #200 KNOXVILLE, TN 37923	Tax Parcel ID No. 14701025700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul T. Jones and Cameron L. Jones, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. McDonald, a single man and Perrin A. Powers, a single woman, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 179 on the Revised Plan of Caldwell Hall, Section One, as of record in Book 2900, Pages 57 thru 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul T. Jones and wife, Cameron L. Jones by Warranty Deed from Gregory Buppert and wife, Sydney Moeckel Buppert, recorded on the 6th day of April, 2011 in Instrument No. 20110406-0026747, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2900, Page(s) 19, 20 and 21, as revised in Plat Book 2900, Pages 57, 58 and 59.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1788, Page 108; Book 2929, Page 117 and Book 2997, Page 93.

This is improved property located at 4808 E LONGDALE DRIVE Nashville TN 37211-4414

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2018.

Paul T. Jones

Cameron L. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul T. Jones and Cameron L. Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2018

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018