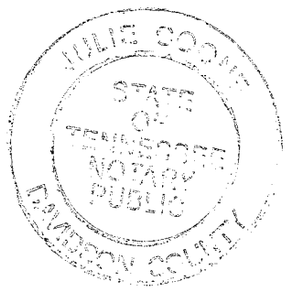
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of April, 2018

Notary Public
My Commission expires: 5.3.2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jay Legenhausen	Same	07309025300
1015 Fatherland St #307		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Jones, Donald N. Jones, Jr., and wife, Louise F. Jones,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Jay Legenhausen and Eileen Legenhausen**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald N. Jones, Jr., and Louise F. Jones, husband and wife, Robert C. Jones and Dorothy L. Jones, husband and wife, as tenants in common with rights of survivorship by Warranty Deed on September 20, 2010, of record in Instrument Number 20100922-0075547, Register's Office for Davidson County, Tennessee. Dorothy Louise Jones conveyed to Robert Jones her interest of said property on December 31, 2015, of record in Instrument Number 20160523-0051194, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $2,330.91 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07309025300, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2316 Cooper Terrace, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 82977 DEEDWARR
04/20/2018 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180420-0037210

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 this April 13, 2018.

Donald N. Jones Jr.

Louise Jones

Robert Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Jones, Donald N. Jones, Jr., and Louise F. Jones,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.