THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24768

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **390,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE,2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 105887 **DEEDWARR**
06/18/2018 01:42:23 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180618-0058418

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Evans	GUARANTY TRUST COMPANY	MAP 103-12-0A-
4200 West End Avenue, #205	316 ROBERT ROSE DR	PARCEL 006.00-CO
Nashville, TN 37205-2008	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bruce H. Jones, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Evans, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Apartment No. 205 of Harding House, a condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 4759, Page 665, an Instrument of correction of record in Book 4768, Page 818, Register' s Office for Davidson County, Tennessee, as amended by Amendments of Master Deed of record in Book 4979, Page 944 and Book 5572, Page 149, said Register's Office, reference being made to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised plat of Harding House Condominium Apartments of record in Book 4675, Page 60 and in Book 4860, Page 82, said Register's Office, to which reference is hereby made. Covered Parking Space for Apartment No. 205 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to Bruce H. Jones, individually by Trustee's Deed from Bruce H. Jones, Successor Trustee of The Lillian O. Jones Revocable Living Trust, established by the Revocable Trust Agreement of Lillian O. Jones dated December 19, 2006, as amended and restated on September 1, 2015 of record in Instrument No. 20161013-0108534, Register's Office for Davidson County, Tennessee, dated October 10, 2016 and recorded on October 13, 2016.

This property is not now and has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Book 4675, Page 60, amended in Book 4860, Page 82; (3) the Master Deed establishing a Horizontal Property Regime of The Harding House, a Condominium of record in Book 4759, Page 665, corrected in Book 4768, Page 818, amended in Book 4979, Page 944 and corrected in Book 5898, Page 767 and Book 5898, Page 769; (4) Amended By-Laws of Harding House Association, Inc. of record in Book 5572, Page 149; (5) Charter of Harding House Association, Inc. of record in Book 4759, Page 657, and amended Charter of record in Book 5579, Page 985; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (7) Subject to rights of others in and to the common areas and/or elements (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4200 West End Avenue, #205; Nashville, TN 37205-2008.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 15th day of June, 2018.

Bruce H. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce H. Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: 4-6-20

Notary Public

JAMES A. WALLINTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY