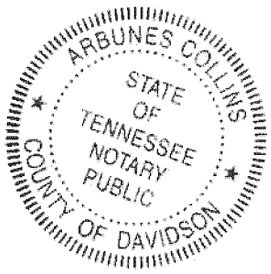
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,364.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Fred Douglas Jones IV and Jodi Jones	Fred Douglas Jones IV and Jodi Jones	106 13 0 206.00
(NAME) 325 Leafland Avenue	(NAME) 2460 Southgate Blvd	
Nashville TN 37210	(ADDRESS) Murfreesboro, TN 37158	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty Thousand Three Hundred Sixty-Four And 49/100 Dollars ($60,364.49), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Floyd and Barbara Jones, being the sole beneficiaries and heirs at law of Gary E. Floyd, deceased, and also being the sole beneficiaries and heirs at law of Kenneth Floyd, deceased heir at law of Gary E. Floyd**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fred Douglas Jones IV and Jodi Jones, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan of Sadler Place, of record in Book 332, Page 31, R.O.D.C., Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Leafland Place and runs back between parallel lines with the easterly margin of Oakland Ave, 165 feet to an alley.

Being the same property conveyed to Gary E. Floyd by Warranty Deed from The Araminta Williams Family Limited Partnership dated December 6, 1999 and recorded December 8, 1999 as Instrument No. 19991208-0300987, in said Register's Office for Davidson County, Tennessee. *The said Gary E. Floyd having died on February 15th, 2014. Further, Kenneth Floyd, heir at law of Gary E. Floyd, deceased October 1st, 2015.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 325 Leafland Avenue, Nashville, TN 37210

File Number: MFR-184141FC

Bill Garrett Davidson County
Batch# 128845 DEEDWARR
08/14/2018 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $223.35
20180814-0080213

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 10th day of August, 2018

James Floyd, Beneficiary and Heir at law of Gary E. Floyd, Deceased, and Kenneth Floyd, Deceased

Barbara Jones, Beneficiary and Heir at law of Gary E. Floyd, Deceased, and Kenneth Floyd, Deceased

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Floyd and Barbara Jones, being the sole beneficiaries and heirs at law of Gary E. Floyd, deceased, and also being the sole beneficiaries and heirs at law of Kenneth Floyd, deceased heir at law of Gary E. Floyd the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th th of August, 2018.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Penny Y. Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-184141FC