This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2861

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Karen Y Johnson Davidson County
Batch# 149805 DEEDWARR
10/08/2018 11:04:24 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20181008-0099556

Subscribed and sworn to before me, this the 4th day of October, 2018

Notary Public
My Commission Expires: 3/24/2020

DE ANNA D. SYLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Drew Jones 2811 Belcourt Ave Nashville, TN 37212	New Owner	104-07-0-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert Eric Jones and Sheila McMorrow Jones, husband and wife, and Richard P. Tuohy and Anne Marie Tuohy, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Drew Jones, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Fairfax Place, Block 3, of record in Plat Book 547, pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Robert Eric Jones and Sheila McMorrow Jones, husband and wife and Richard P. Tuohy and Anne Marie Touhy, husband and wife by Warranty Deed from Stephanie A. Morgan, unmarried, dated June 19, 2017, recorded June 21, 2017, of record in Instrument No. 20170621-0062340, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 20181003-0098215, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Sheila McMorrow Jones ("Principal") by Robert Eric Jones pursuant to the Power of Attorney of record in Instrument Number 20181008-0099554, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Richard P. Tuohy and Anne Marie Tuohy ("Principal") by Robert Eric Jones pursuant to the Power of Attorney of record in Instrument Number 20181008-0099555, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **2811 Belcourt Avenue, Nashville, TN 37212.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 4th day of October, 2018.

GRANTOR:

Robert Eric Jones

Sheila McMorrow Jones by Robert Eric Jones as her Attorney in fact.
Sheila McMorrow Jones by Robert Eric Jones as her Attorney-in-Fact

Richard P. Tuohy by Robert Eric Jones as his Attorney in fact
Richard P. Tuohy by Robert Eric Jones as his Attorney-in-Fact

Anne Marie Tuohy by Robert Eric Jones as her Attorney in fact.
Anne Marie Tuohy by Robert Eric Jones as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Eric Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Eric Jones the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sheila McMorrow Jones, Richard P. Tuohy and Anne Marie Tuohy ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

EXHIBIT "A"
TO Warranty Deed
From: Robert Eric Jones, Sheila McMorrow Jones, Richard Patrick Tuohy, and Anne Marie Tuohy
To: Drew Jones

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

10/04/18
Affiant

WITNESS my hand and seal at office this 4th day of October, 2018.

Notary Public
My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY