RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811246

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178193 **DEEDWARR**
12/27/2018 10:57:46 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90

20181227-0125545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kashani Construction, LLC, a Tennessee limited liability company 4605 Nevada Ave Nashville, TN 37209	Same address as new owner	091 16 0 115.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Seven Thousand and 00/100 Dollars ($327,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLES JOSHUA LEE JONES, ADMINISTRATOR OF THE ESTATE OF CHARLES EDWARD JONES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 506 of Block 24 in charlotte Park Company's Plan No. 1, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Herbert L. Jones and wife, Aline D. Jones by Installment Deed from Eddie M. Cartwright, dated April 25, 1952 and recorded in Book 2046, Page 44, Register's Office for Davidson County, Tennessee. Herbert L. Jones having since died leaving title vested in Aline D. Jones, as the surviving tenant by the entirety. Further conveyed by Quit Claim Deed from Aline D. Jones to Aline D. Jones and Linda S. Jones, dated April 6, 1992 in Book 8596, Page 669, said Register's Office. Linda S. Jones died on March 13, 2005 and Aline D. Jones died on April 19, 2015, leaving their sole heir as Charles Edward Jones, pursuant to Affidavit of Heirship of record in Instrument 20180921-0094016, said Register's Office. Charles Edward Jones having since died On August 28, 2018, leaving no Will with Probate being Administered in the Probate Court for Dickson County, Tennessee, at Charlotte, Letters of Administration appointing Charles Joshua Lee Jones as Administrator of the Estate of Charles Edward Jones, filed of record at 08-18-107-P, in the aforesaid Probate Court. Charles Joshua Lee Jones, Administrator of the Estate of Charles Edward Jones conveys the subject property pursuant to Order to Sell Real Property having been issed on October 3, 2018, No. 2018-PR-107, said Probate Court.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of November, 2018.

Charles Joshua Lee Jones Administrator of the Estate of Charles Edward Jones

CHARLES JOSHUA LEE JONES,
ADMINISTRATOR OF THE ESTATE OF
CHARLES EDWARD JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles Joshua Lee Jones, Administrator of the Estate of Charles Edward Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of November, 2018.

Jacqueline G Brown
Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY