WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 811041 2451-00200 Jason Benzinger	The actual consideration or value, whichever is greater, for this transfer is $ 620,000.00 Affiant Subscribed and sworn to before me, this the 3 day of January, 2019. Notary Public My commission expires: 3/24/2019 (Affix Seal)

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Gregory Carpenter 4301 Colorado Avenue Nashville, TN 37209	NAME: New Owner
STREET ADDRESS:	STREET ADDRESS:
MAP & PARCEL NO.: 103-04-0-475.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Joseph Jones and Jamie Leigh Jones, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Gregory Carpenter, Unmarried

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 4301 Colorado Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 7th day of December, 2018.

x Christopher Joseph Jones
Christopher Joseph Jones

x Jamie Leigh Jones
Jamie Leigh Jones

Karen Y Johnson Davidson County
Batch# 180554 DEEDWARR
01/04/2019 10:28:03 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20190104-0001039

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher Joseph Jones, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 7th day of December, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jamie Leigh Jones, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 7th day of December, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat resubdivision of Lot 29 West End Annex of record in Plat at Instrument No. 20090609-0053551, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Leigh Jones and Christopher Joseph Jones, wife and husband by Warranty deed from Andrew D. Beckler and Michelle D. Beckler, husband and wife of record in Instrument No. 20140507-0038951 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 07, 2014.

Being also known as 4301 Colorado Avenue Nashville, Tennessee 37209.