This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $155,000.00.

Affiant

Subscribed and sworn before me this the 28th day of January, 2019.

Notary Public
My commission expires:

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Karen Johnson Davidson County
Batch# 189824 **DEEDWARR**
01/30/2019 11:06:41 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190130-0008865

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Redemption Properties, LLC 1050 Glenbrook Way, Ste. 480-244 Hendersonville, TN 37075	New Owner	070-08-0 225.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACKIE JONES and PHYLLIS JONES, HEIRS TO THE ESTATE OF JOHNNIE IRENE JONES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REDEMPTION PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot No. 30, Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, more particularly described according to a survey made by William C. Parrish, Civil Engineer, on March 27, 1958, as follows:

Beginning at a spike located in the center line of Youngs Lane, said spike being 86.7 feet North 88 deg. 21 min. East from another spike in the center line of said Young's Lane, which point is an extension of the easterly line of Lot No. 6 on the Map of Riverside Homes, as of record in Plan Book 2330, page 108, Register's Office for Davidson County, Tennessee; thence North 85 deg. 30 min. East 146 feet to a spike; thence North 87 deg. 29 min. East 57.0 feet to a spike in the center of said Youngs Lane; thence South 30 deg. 16 min. West 51 feet to a point in the center of a creek; thence with the center of said creek South 63 deg. 46 min. West 69.4 feet; thence South 10 deg. 26 min. West 158.5 feet; thence South 52 deg. 54 min. West 111.1 feet; thence South 28 deg. 26 min. West 21.8 feet to an iron pin in the center of said creek; thence North 3 deg. 25 min. East 299.05 feet to the point of beginning, containing 0.77 acres more or less.

Being the same property conveyed to Cornelius Jones and wife, Johnnie I. Jones, by deed from Will Lathan, Trustee, dated 04/11/1958, of record in Book 2745, page 17, said Register's Office.

The said Johnnie I. Jones having since died intestate on December 23, 2010, being predeceased by Cornelius Jones, leaving her children, Jackie Jones and Phyllis Jones as her surviving heirs at law. See affidavit of heirship recorded in Instrument Number 20190130-0008864, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 828 Youngs Lane, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 24th day of January, 2019.

Jackie Jones

Phyllis Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackie Jones and Phyllis Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2019.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY