WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,899.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE 2019.

Notary Public
COMMISSION EXPIRES: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 243262 DEEDWARR
06/13/2019 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $684.13
20190613-0057131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arno Kallas, Evi Kallas, and Alexander D. Lipshaw	Alexander D. Lipshaw	163-16-0C-307.00CO
(NAME)	(NAME)	
1113 Waterburg Lane	1113 Waterburg Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jones Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arno Kallas and Evi Kallas, husband and wife, a one-half (1/2) undivided interest as tenants by the entireties with each other in said one-half (1/2) interest, and Alexander D. Lipshaw, an unmarried man, a one-half (1/2) undivided interest as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit No. 307 of Phase 3-A of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618 (which adds Phase 3-A, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-A), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.

Being part of the same property conveyed to Jones Construction, LLC, a Tennessee limited liability company by J Core Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20190604-0053251, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1113 Waterburg Lane (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (Postal Zip)

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 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, successors 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 13th day of June 2019.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, Designated Agent
S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **S. Nixon Pressley,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be a **Designated Agent** of **Jones Construction, LLC**, the within named bargainor, a LLC, and that **he** as such **Designated Agent** executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **S. Nixon Pressley** as such **Designated Agent.**

WITNESS my hand and seal this 13th day of June 2019.

Notary Public
Commission Expires: 5/2/2022

KIMBERLEY C KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2020

Notary Signature

My Commission Expires: September 7, 2020

201906130057131