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 Rutherford

The actual consideration or value, whichever is greater is $241,500.00.

Affiant

Subscribed and sworn before me this the 30 day of August, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 278247 **DEEDWARR**
09/03/2019 09:08:52 AM 2 pgs
Fees: $13.00 Taxes: $893.55

20190903-0088190

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher William Jones	Cardinal Financial, Limited Partnership DBA People	063-08-0 030.00
4003 University Avenue	PO Box 961292	
Old Hickory, TN 37138	Fort Worth, TX 76161	

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, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER WILLIAM JONES, AN UNMARRIED MAN, 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 situated and lying in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 6, Block "W" in the Hadley Bend City Subdivision of The Hulme Tract, a map of which subdivision is of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Handymen, LLC, by deed from Matthew Parker and wife, Ninfa Parker, dated 11/17/2017, of record in Instrument No. 20171204-0123362, said Register's Office.

Also being the same property conveyed to Matthew Parker and wife, Ninfa Parker by deed from Kennard Murray, dated 09/11/2016, of record in Instrument No. 20160920-0099139, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4003 University Avenue, Old Hickory, TN 37138.

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 29th day of August, 2019.

Music City Handymen, LLC

Rylan Aaseby, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rylan Aaseby, 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 the AUTHORIZED REPRESENTATIVE of the within named bargainor, a LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Rylan Aaseby as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 29th day of August, 2019.

My commission expires:

9-6-22

Notary Public

