Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
HV19-0735

Karen Johnson Davidson County
Batch# 317032 **DEEDWARR**
11/18/2019 02:21:33 PM 3 pgs
Fees: $18.00 Taxes: $821.40

20191118-0118778

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2019

Notary Public

Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
DBV1001, LLC 19278 Hahn Road Dekalb, IL 60115	NEW OWNER	083-02-0-204.00

WARRANTY DEED

FOR AND IN 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/WE,

Latrina Jones, Administrator of The Estate of Junior Ray Jones and Carolyn Prather, Allen Jones, Quaniesha Jones, Larrita Jones and Lizavier Caruthers as the heirs and beneficiaries of The Estate of Junior Ray Jones

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DBV1001, LLC, an Indiana Limited Liability Comapny

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Dr. E. T. Brown's Subdivision of Lot Nos. 21 to 26 inclusive, of Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the southerly side of Douglas Avenue and extends back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Junior Ray Jones and Geneva Jones, as joint tenants with the right of survivorship by Warranty Deed from Culver Manufacturing Company, Inc. of record in Book 4939, Page 384, Register's Office for Davidson County, Tennessee, dated August 02, 1975 and recorded on August 07, 1975. (Value or consideration shown in aforementioned deed $16,500.00.) The said Geneva Jones died on May 3, 2014, leaving Junior Ray Jones as tenant by the entirety. The said Junior Ray Jones died intestate on May 26, 2019, his estate being of record in Case No. 19P-1065, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Carolyn Prather, Allen Jones, Larrita Jones, Quaniesha Jones and Lizavier Caruthers are the heirs at law of Junior Ray Jones, see Affidavit of Heirship of record in Instrument No. 20191118-0118775, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 20191118-0118776 and Instrument No. 20191118-0118777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1522 Douglas Avenue, Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-1522

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 and assigns forever; and we so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of November, 2019.

Estate of Junior Ray Jones

By: Latrina Jones
Latrina Jones, Administrator

By: Carolyn Prather
Carolyn Prather

By: Allen Jones
Allen Jones

By: Quaniesha Jones
Quaniesha Jones

By: ~~Latrina Jones~~
~~Latrina Jones~~

By: Latrita Jones by Gary W. Temple Attorney in Fact
Larrita Jones, by Gary W. Temple, his/her Attorney-In-Fact

By: Lizavier Caruthers by Gary W. Temple Attorney in Fact
Lizavier Caruthers, by Gary W. Temple, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Latrina Jones as Administrator of the Estate of Junior Ray Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2019.

Gary W. Temple
Notary Public
My Commission Expires: 3-28-2021

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn Prather and Allen Jones and Quaniesha Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of November, 2019.

Notary Public
My Commission Expires: 2/1/23

MICHAEL BOATRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Larrita Jones** and that he is authorized by **Larrita Jones** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of November, 2019.

Notary Public
My Commission Expires: 2/1/23

MICHAEL BOATRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Lizavier Caruthers** and that he is authorized by **Larrita Jones** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of November, 2019.

Notary Public
My Commission Expires: 2/1/23

MICHAEL BOATRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER