WARRANTY DEED

Karen Johnson Davidson County
Batch# 318751 DEEDWARR
11/25/2019 08:41:18 AM 2 pgs
Fees: $13.00 Taxes: $532.80

20191125-0121220

J-MR-19-2800

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
UpTop Investments, LLC	**New Owner**	
(NAME)	(NAME)	**92-10-99.00**
340 Ironwood Cir		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DR. AMOS JONES, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UPTOP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of T.M Steger's Clifton Pike Subdivision of the Barrow Place, of record in Plat Book 421, Page 112, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dr. Amos Jones, Jr., a single person, by Quitclaim Deed from Mrs. Loretta Brown and Mr. John Ollie Brown, a married couple, recorded May 12, 2017 in Instrument No. 20170512-0047519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2800 Torbett Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 21st DAY OF NOVEMBER, 2019.

Dr. Amos Jones, Jr.

Dothlyn Magreta Jones by Amos Jones, Jr., Attorney-In-Fact

****The said Dothlyn Magreta Jones joins in this conveyance to convey any marital interest she may have in the subject property.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DR. AMOS JONES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AMOS JONES, JR.**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **DOTHLYN MAGRETA JONES** and acknowledged that he/she executed the same as the free act and deed of the said **DOTHLYN MAGRETA JONES,** said Power of Attorney is recorded in Instrument No. 20191125-0121219, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 21st day of November, 2019.

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212