WARRANTY DEED

Karen Johnson Davidson County
Batch# 394444 DEEDWARR
05/01/2020 11:32:05 AM 4 pgs
Fees: $23.00 Taxes: $410.70

20200501-0045762

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER FOR THIS TRANSFER IS ~~$410,000.00~~ $111,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28 DAY OF APRIL, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1643LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Philip George Jones and Anita Dee Jones	Philip George Jones Anita Dee Jones	021-00-0-307.00
5065 A Rawlings Rd	13635 Kansas Avenue	
Joelton, TN 37080	Astatula, FL 34705	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GBBB GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF JAMES M. BRINKLEY, BRENDA S. BRINKLEY, WILLIAM L. GIFFORD, CHRISTY B. GIFFORD, ROBERT L. BRINKLEY AND PATRICIA A. BRINKLEY*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PHILIP GEORGE JONES AND ANITA DEE JONES, HUSBAND AND WIFE

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

A tract of land in the First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., dated May 25, 2005, Job Number 2005-384 and proceeding as follows:

Beginning at an iron rod (old) at the Northeasterly property corner of Lot No. 11 as shown on the plan of re-subdivision of Lots 11 & 12, Potter Estates, Section 1 of record in Plat Book 5210, Page 259, Register's Office for Davidson County, Tennessee; thence,

1. South 89° 09' 45" East, 293.53 feet to an iron rod (old) in the Westerly margin of a 50-foot wide R.O.W. dedication as shown on the plan of Potter Estates, Section One of record in Plat Book 5050, Page 6, Register's Office for Davidson County, Tennessee; thence

2. With the Westerly margin of said roadway, South 00° 59' 14" West, 545.77 feet to an iron rod (old); thence,

3. North 89° 09' 42" West, 298.29 feet to an iron rod (old) at the Southeasterly property corner of the aforementioned Lot No. 11; thence,

4. With the Easterly property line of said Lot No. 11, North 00° 57' 44" East, 545.76 feet to the point of beginning and containing 162,862 square feet or 3.738 acres, more or less as calculated by the above courses and distances.

Being part of the same property conveyed to GBBB General Partnership, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley by Warranty Deed from Joseph K. Hach, a married man, and Phila R. Hach, an unmarried woman, as joint tenants with right of survivorship as to Tract No. 1, and Joseph K. Hach, a married man, as to Tract No. 2, recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080767, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

file # 20-1643LA

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-BMR-20-50654

This is unimproved property known as 5065 A Rawlings Rd, Joelton, TN 37080

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/or 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/or 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 hand on the 28th day of April, 2020.

GBBB GENERAL PARTNERSHIP, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinklely, William L. Gifford, Christy B. Gifford, Robert L. Brinkley, and Patricia A. Brinkley

James M. Brinkley, individually and as a partner
of GBBB, GP, a Tennessee general partnership

Brenda S. Brinkley, individually and as a partner
of GBBB, GP, a Tennessee general partnership

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GBBB GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF JAMES M. BRINKLEY, BRENDA S. BRINKLEY, the bargainor(s), 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 Franklin, TN, this 28th day of April, 2020.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

file # 20-1643LA

Witness our hand on the 24 day of April, 2020.

GBBB GENERAL PARTNERSHIP, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinklely, William L. Gifford, Christy B. Gifford, Robert L. Brinkley, and Patricia A. Brinkley

Robert L. Brinkley, individually and as a partner
of GBBB, GP, a Tennessee general partnership

Patricia A. Brinkley, individually and as a partner
of GBBB, GP, a Tennessee general partnership

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GBBB GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF ROBERT L. BRINKLEY, PATRICIA A. BRINKLEY, the bargainor(s), 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 Office, 24 April 2020 this ____ day of April, 2020.

Notary Public Shavonda Garrett

My Commission Expires: _____

STATE OF MISSISSIPPI
SHAVONDA GARRETT
NOTARY PUBLIC
ID No. 97552
MY COMMISSION EXPIRES
NOV. 3, 2022
DESOTO COUNTY

file # 20-1643LA

Witness our hand on the 27th day of April, 2020.

GBBB GENERAL PARTNERSHIP, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinklely, William L. Gifford, Christy B. Gifford, Robert L. Brinkley, and Patricia A. Brinkley

William L. Gifford, individually and as a partner
of GBBB, GP, a Tennessee general partnership

Christy B. Gifford, individually and as a partner
of GBBB, GP, a Tennessee general partnership

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GBBB GENERAL PARTNERSHIP. A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF WILLIAM L. GIFFORD AND CHRISTY B. GIFFORD, the bargainor(s), 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 Franklin, TN, this 27 day of April, 2020.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

file # 20-1643LA