WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 139,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26th** DAY OF **November, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File #07-110009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget Pilkinton	new owner	**083-02 251.00**
(NAME) **1514 McKennie Avenue**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(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, WE, **JDR Investments, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * **Bridget Pilkinton,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

* Bridget Pilkinton, an unmarried woman,

Land in Davidson County, Tennessee, being Lot 7, PLAN OF JAMES J. PRYOR HEIRS' SUBDIVISION OF LOTS NUMBERS 19 AND 20, as shown on plat of record in Plat Book 843, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JDR Investments LLC by Trustee's Deed from Aaron Squyres as Successor Trustee and Matthew Smith as Co-Trustee, recorded the 6th day of July, 2007, in Instrument No. 20070706-0081047, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Evan Ray Riley and wife, Willodean Riley by Warranty Deed from Violet Elaine Taylor, unmarried, recorded on the 6th day of March, 1989 in Deed Book 7786, Page 93, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1514 McKennie Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **November, 2007.**

JDR Investments, LLC

member

Robbie Fisher, Member

Davidson County DEEDWARR
Recvd: 11/30/07 14:49 2 pgs
Fees:13.00 Taxes:514.30

20071130-0139227

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Robbie Fisher**, whom I am personally acquainted and upon her/his/their oath acknowledged herself/himself/themselves to be a **Member**, of **JDR Investments, LLC** and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of **JDR Investments, LLC**.

WITNESS my hand and official seal at **Nashville** , Tennessee, this **11/26/2007** .

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

