Davidson County DEEDWARR
Recvd: 03/07/08 13:39 2 pgs
Fees:13.00 Taxes:444.00

20080307-0023386

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2008.

Notary Public
My commission expires: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner TN

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

02-0802-45930

Address of New Owner:	Send Tax Bills to:	Tax Information
JDR Investments, LLC 3798 Priest Lake Drive Nashville TN 37217	JDR Investments, LLC 3004 Hunterwood Dr. Brentwood, TN 37027	136-06-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Windmiller, married, Charles A. Windmiller, unmarried and James R. Windmiller, married, Heirs at Law of Floyd A. Windmiller, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JDR Investments, LLC, hereinafter called the Grantees, their successors 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. 234, on the Plan of Priest Lake Park Subdivision, Section V, of record in Book 4460, Pages 175-176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd A. Windmiller and wife, Susan A. Windmiller by deed from Philhall Corporation, dated August 13, 1975, recorded August 26, 1975, of record in Book 4945, Page 292, Register's Office for Davidson County, Tennessee. The said Susan A. Windmiller having since died. Floyd A. Windmiller died intestate leaving John D. Windmiller, Charles A. Windmiller, and James R. Windmiller, as his sole HEIRS AT LAW as evidenced by Affidavits of Heirship recorded simultaneously herewith.

Grantors warrant that subject property is not their primary residence, nor the primary residence of their spouse or any of their dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3798 Priest Lake Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28th day of February, 2008.

John D. Windmiller

Charles A. Windmiller, by John D. Windmiller, his attorney in fact

James R. Windmiller, by John D. Windmiller, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Windmiller , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2008.

State of Tennessee at Large

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires 1/23/10

STATE OF Tennessee

COUNTY OF Williamson

On this 28th day of February, 20 08, before me personally appeared John D. Windmiller, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles A. Windmiller + James R. Windmiller and who acknowledged that he executed the same as the free act and deed of said Charles A. Windmiller + James R Windmiller

WITNESS my hand, at office, this 28th day of February, 2008.

Notary Public
My commission expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC