Davidson County DEEDWARR
Recvd: 05/01/08 12:17 2 pgs
Fees:13.00 Taxes:333.00

20080501-0044499

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me this 28th day of April, 2008.

Notary Public
My commission expires: 1-12

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 11, 2012

06-0804-73038

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JDR Investments LLC	JDR Investments LLC	133-01-0303
224 Raymond Street	224 Raymond Street	
Nashville TN 37211	Nashville TN 37211	

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, James Edward Pollard, a married man, 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. 224, on the Plan of Sunrise Subdivision, of record in Book 421, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Edward Pollard, married by deed from Alma Eileen Beard, an unmarried person, dated August 24, 2001, recorded August 24, 2001, of record in Instrument No. 20010824-0091974, Register's Office for Davidson County, Tennessee.

Luciana Pollard, his wife, joining for the purpose of conveyance only.

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 224 Raymond Street, Nashville, TN 37211

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 28 day of April, 2008.

James Edward Pollard

Luciana Pollard
Luciana Pollard and Luciana T. Pollard are one in the same person.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Edward Pollard, 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 Mt. Juliet, TN, this 28 day of April, 2008.

Kathleen Tomlinson
Wilson

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1/17/12

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luciana Pollard, 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 Mt. Juliet, TN, this 22 day of April, 2008.

Kathleen Tomlinson
Wilson

My Commission expires 1/17/12