WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00 Affiant
Davidson County DEEDWARR Recvd: 05/05/08 14:41 2 pgs Fees:13.00 Taxes:777.00 20080505-0046213	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF **April, 2008** Notary Public MY COMMISSION EXPIRES: 3/21/2009 (AFFIX SEAL)

Angela McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File #08-040024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Morris and Sherita Crosby	**SAME**	**13606003100**
(NAME) **3798 Priest Lake Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37217**	(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 **Edward A. Morris and Sherita Crosby, both unmarried,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 234, PRIEST LAKE PARK, SECTION 5, as shown on plat of record in Plat Book 4460, Pages 174-176, erroneously referred to as Pages 175-176 in deed of acquisition, 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 Warranty Deed from John D. Windmiller, married, Charles A. Windmiller, unmarried and James R. Windmiller, married, heirs at law of Floyd A. Windmiller, deceased, recorded March 7, 2008 in Instrument No. 20080307-0023386, in the Register's Office, 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 **3798 Priest Lake Drive, Nashville, TN 37217**
(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 **30th** day of **April, 2008.**

JDR INVESTMENTS, LLC

as member

Robbie Fisher, Member

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 who upon his/her/their oath acknowledged himself/herself/themselves to be a Manager of JDR Investments, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of JDR Investments, LLC.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2008.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

MY COMMISSION EXPIRES: _____