WARRANTY DEED	STATE OF TENNESSEE
BILL GARRETT, Davidson County Trans:T20090032984 DEEDWARR Recvd: 05/19/09 13:40 2 pgs Fees:13.00 Taxes:947.20 20090519-0046053	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF MAY, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Traughber	Regions Bank d/b/a Regions Mortgage	081-16 165.00
(NAME)	(NAME)	
1403 Arthur Ave	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **JDR Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles A. Traughber**, hereinafter called the Grantees, their heirs 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. 112, ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS FIRST ADDITION TO NASHVILLE, CALLED "TOWN OF MCGAVOCK", AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 112 FRONTS 50 FEET ON THE WESTERLY SIDE OF ARTHUR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed by Warranty Deed from Nashville Housing Properties, LLC to JDR Investments, LLC as Recorded on the 23rd day of August, 2007 in Instrument No. 20070823-0101030 and part of Warranty Deed from Hometrust Partners, a Tennessee General Partnership to Nashville Housing Properties, LLC as recorded on the 4th day of January, 2005 in Instrument No. 20050104-0001272, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1403 Arthur Ave, Nashville, TN 37208

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, has 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.

Witness our hands this 15th day of May, 2009.

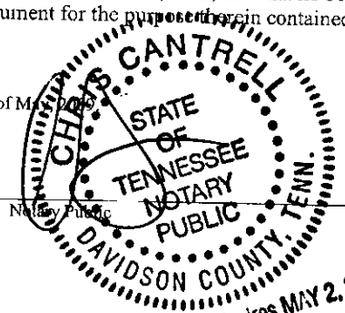
JDR Investments, LLC

By: 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 oath acknowledged himself to be the Member of JDR Investments, LLC, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of JDR Investments, LLC.

Witness my hand and official seal, this 15th day of May, 2006.



Notary Public

My commission expires: _____

My Commission Expires MAY 2, 2011