

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Shaar	OWNER	133020255.00
(NAME)	(NAME)	
4313 Belle Mina Ln		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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,

J.M.S. OF TN, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM SHAAR AND ALBERTO FORERO, AS TENANTS IN COMMON

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:

Being Lot Nos. 25 and 26 in the Map of Nolen Heights, as shown on plat of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J.M.S., LLC, its heirs, successors and assigns, by Quit Claim Deed from Julie A. McSweeney recorded September 25, 2007 in Instrument No. 20070925-0114400, in the Register's Office for Davidson County, Tennessee. Property further conveyed to J.M.S., LLC N/K/A J.M.S. of TN, LLC by Corrective Quitclaim Deed of record in Instrument No. 20110103000037O, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3312 A&B Nolensville Pike, Nashville, TN 37211

(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.

Witness our hands this 29th day of December, 2010.

J.M.S. of TN, LLC
By:
JULIE MCSWEENEY, Sole Member

BILL GARRETT, Davidson County
Trans:T20110000261 DEEDWARR
Recvd: 01/03/11 11:33 2 pgs
Fees:13.00 Taxes:1221.00

20110103-0000371

TATE OF TENNESSEE

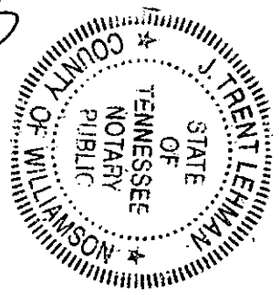
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julie McSweeney with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Sole Member of **J.M.S. OF TN, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **J.M.S. OF TN, LLC** by him/herself as Sole Member.

Witness my hand and official seal at on this 29th day of December, 2010.

Commission expires:

11/24/13



Notary Public