BILL GARRETT, Davidson County
Trans:T20130065033 DEEDWARR
Recvd: 07/30/13 13:24 2 pgs
Fees:13.00 Taxes:1720.50
20130730-0079208

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2013.

Notary Public

My commission expires: 1-9-16

DAVIDSON COUNTY, TN JAMES A. HAECHTER NOTARY PUBLIC STATE OF TENNESSEE

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sara Dorsey	USAA	
604 B Hume St.	10750 McDermott Fwy	081-12-359.00
Nashville, TN 37208	San Antonio TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA DORSEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly one half of Lot No. 25 on the Map of D. T. McGavock's Homestead Addition, of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 25 feet on the northerly side of Hume Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Stephen Petty by Deed from Elsie M. Trail, a married woman of record at Instrument No. 20001204-0118927, Register's Office for Davidson Count6y, Tennessee, dated December 4, 2000 and recorded on December 4, 2000.

Being part of the same property conveyed to JMPD Homes, LLC by Deed from Stephen Petty, unmarried of record at Instrument No. 20120907-0081132, Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 7, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 604 B Hume St., 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 GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2013.

JMPD Homes, LLC, a Tennessee Limited Liability Company

By:_____
Name: Jarred McNeal
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of JMPD Homes, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY