BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Conoly Brown and David Hood** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **JAC Investment LLC,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being a part of Lot No. 3 on the Plan of W.H. Hyronemus Addition to Nashville as of record in Book 161, Page 174, Register's Office for said County, also part of Lot No. 8 in the Division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 363, Circuit Court for said County, described as follows: Beginning at the southwest corner of Grand Avenue and Gallatin Pike; thence with the southerly margin of Grand Avenue, westerly 105 feet, more or less, to the northeast corner of the property conveyed to T.J. Wheeler and wife, by deed from H.O. Hill Realty Company of record in Book 747, Page 329, said Register's Office; thence with said Wheeler's easterly line, southerly 120 feet, more or less to the northerly line of a lot conveyed to Thomas S. Weaver, Clerk and Master, to Lula A. Lanier by Deed of record in Book 267, Page 257, said Register's Office; thence with said line easterly 105 feet more or less, to the westerly margin of Gallatin Pike, thence with same northerly 120.6 feet to the beginning.

Being the same property conveyed to Conoly Brown, a married man and David Hood, an unmarried man by Warranty Deed dated 07/30/2007 from Paula R. Evans, an unmarried woman of record in Instrument 200708070094232, Register's Office for Davidson County, Tennessee.

Map & Parcel: 08301022100

This property is known as: **934 Gallatin Ave., Nashville, TN 37206**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 20th day of June, 2014.

Conoly Brown -Grantor

David Hood -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Conoly Brown and David Hood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of June, 2014.

NOTARY PUBLIC

My Commission Expires:

12/27/16



Grantee(s) Name, Address:	Send Tax Statement To:
JAC Investment LLC	New Owner
P.O. Box 194	
Nolensville, TN 37135	

STATE OF TENNESSEE
COUNTY Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $**150,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 13th day of June, 2014.

Affiant

(Seal)



Notary Public

My commission expires: