BILL GARRETT, Davidson County
Trans:T20140051059 DEEDWARR
Recvd: 07/16/14 13:34 2 pgs
Fees:13.00 Taxes:1388.88
20140716-0062907

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0644

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,374.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2014

Notary Public
Commission Expires 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Sexton 409 High Point Terrace Brentwood, TN 37027	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	181-10-0D-002.00

WARRANTY DEED

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,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Sexton and Heather Sexton, husband and wife

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. 2 on the plan of Jackson Valley Subdivision, Section One, of record in Instrument Number 20070808-0094664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING PART OF the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from GSH Development, LLC, a Tennessee limited liability company, dated 3/18/13 and recorded 3/20/13 in Instrument Number 20130320-0027421; and part of the same property previously conveyed to GSH Development, LLC, by Warranty Deed from Jesse M. Roland, an unmarried man, dated 2/10/05 and recorded 2/15/05 in Instrument Number 20050215-0017124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 409 High Point Terrace, Brentwood, TN 37027.

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

Dated this the 11th day of July, 2014.

Jackson Valley Land Partners, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Douglas Schenkel with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Secretary of Jackson Valley Land Partners, LLC, the within named bargainor, a corporation, and that he/she as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Secretary.

Witness my hand and official seal at office this 11 day of July, 2014.

Notary Public

Commission Expiration: 1-18-16

CHRIS MULE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY