BILL GARRETT, Davidson County
Trans:T20140052241 DEEDWARR
Recvd: 07/21/14 09:45 2 pgs
Fees:13.00 Taxes:475.45
20140721-0064293

BOX 10-A

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2014

Notary Public
Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
JLCP Investments, LLC 500 Whispering Hills Dr. Nashville, TN 37211	NEW OWNER	147-15-0-119.00

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,

James W. Byrd, unmarried and Sandi Joi Byrd, unmarried as joint tenants with right of survivorship

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

JLCP Investments, LLC, a Florida limited liability company

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. 144 on the plan of Whispering Hills, Section 1, as of record in Book 2331, Pages 82, 83, and 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James W. Byrd and Sandi Joi Byrd, as tenants in common with right of survivorship, by Quitclaim Deed from James W. Byrd, unmarried, hereby reserving a life estate, dated 4/30/14 and recorded 5/2/14 in Instrument No. 20140502-0037072; and being the same property previously conveyed to James W. Byrd and wife, Beverly A. Byrd, by Warranty Deed from McCoy M. Adamson and wife, Marie G. Adamson, dated 10/31/63 and recorded 11/1/63 in Book 3645, Page 277, Register's Office for Davidson County, Tennessee, the said Beverly A. Byrd having since died.

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: 500 Whispering Hills Dr., Nashville, TN 37211.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 18th day of July, 2014.

James W. Byrd

Sandi Joi Byrd

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
James W. Byrd and Sandi Joi Byrd
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of July, 2014.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)