BILL GARRETT, Davidson County
Trans:T20140053495 DEEDWARR
Recvd: 07/24/14 09:57 2 pgs
Fees:13.00 Taxes:573.50
20140724-0065738

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Morant 215 Scott Avenue Nashville, TN 37206	New Owner	08306015100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon W. Crafton,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JSJP, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Beaumont Place of record in Book 332, Page 38, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of Scott Avenue and runs back between lines 195 feet 9 inches on the northerly line and 192 feet 6 inches on the southerly line to an alley in the rear on which it measures 50 feet 2 inches.

Being the same property conveyed to Jon W. Crafton by Warranty Deed from Jimmy W. Reece and wife, E. Gail Reece and Shawna Pallares and husband, Jose Efrain Pallares, recorded on March 19, 1999 in Book 11392, Page 212, Register's Office for Davidson County, Tennessee.

This property is improved property known as **215 Scott Avenue, Nashville, TN, 37206**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 332, Page 38, Register's Office for said County.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 23rd day of July, 2014.

Jon W. Crafton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon W. Crafton** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 23rd day of July, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014073169