

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investments, LLC, a Tennessee Limited Liability Company	Same as new owner	034030B10300CO
502 North Garden Street, Ste. 208 (ADDRESS)	(NAME) (ADDRESS)	
Columbia, TN 38401 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John E. Tidwell and Janet M. Tidwell, husband and wife, as tenants by the entirety, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
UNIT NO. 103, BUILDING 1, ON THE HORIZONTAL PROPERTY REGIME OF CHURCHILL CROSSING CONDOMINIUMS AS RECORDED IN THE MASTER DEED OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, BOOK 7845, PAGE 540, BOOK 10635, PAGE 110, BOOK 10996, PAGE 199, INSTRUMENT NO. 20050829-0103075, WHICH AMENDS LOT 1, CHURCHILL CROSSING IN PLAT BOOK 7900, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. TIDWELL AND JANET M. TIDWELL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM CHARLES ANTHONY LEGATE AND WANDA LEGATE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, OF RECORD BY INSTRUMENT NO. 20121205-0111856, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 103 Churchill Crossing, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hand(s) this 24th day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140053833 DEEDWARR
Recvd: 07/25/14 10:41 2 pgs
Fees:13.00 Taxes:292.30

20140725-0066200

WARRANTY DEED
(Continued)

John E. Tidwell

Janet M. Tidwell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Tidwell and Janet M. Tidwell, husband and wife, as tenants by the entirety, the herein 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, this the 24th day of July, 2014.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072