THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PICK-UP

BILL GARRETT, Davidson County
Trans:T20140054466 DEEDWARR
Recvd: 07/28/14 14:46 3 pgs
Fees:18.00 Taxes:166.50



20140728-0066960

WHEN RECORDED RETURN TO: & SEND TAX BILLS
JDG Investments llc
704 Strickland Drive
Nashville, Tennessee, 37206

WARRANTY DEED

THE GRANTOR(S),

- Teneca Battle, a single person,

for and in consideration of: $45,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- JDG Investments llc, Jamont Gordon, Owner, 704 Strickland Drive, Nashville, Davidson County, Tennessee, 37206,

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

(legal description): Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Bransford Realty Company's Re-Subdivision of the north part of A. B. Hill Subdivision of the Plan of Lands, as of record in Book 421, page 77, described according to a survey of Barge, Waggoner and Sumner, dated June 28. 1971, as follows: Beginning at an iron pin being 200 feet from the northwest intersection of Argyle Avenue and 11th Avenue south; thence with the margin of said Avenue, north 84 deg 39 min west 40 feet to an iron pin in the southerly margin of said Avenue; thence leaving the margin of said Avenue, north 9 deg 23 min east 150 feet to an iron pin in the southerly margin of alley 658; thence with the margin of said alley south 84 deg 39 min east 40 feet to an iron pin; thence leaving said alley south 9 deg 23 min west 150 feet to the point of beginning.. Being the same property conveyed to Teneca Battle by deed from Samuel Hambrick, a single person of record as Instrument No. 20080822-0086571 said Register's Office. THIS IS UNIMPROVED PROPERTY KNOWN AS 1110 Argyle Avenue, Nashville, TN. 37203

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 10505024600

Deed Drafted By: Teneca battle
3236 Autumn Drive
Antioch, Tennessee, 37013

Grantor Signatures:

DATED: 7/9/14

Teneca Battle
3236 Autumn Drive
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9th day of July, 2014, before me personally appeared Teneca Battle, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

(Pamela Fisher)
Notary Public

Title (and Rank)

My commission expires:

PAMELA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $45,000.00.

(DeKisha Wilson)
Affiant
Affiant's Name: DeKisha Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 45,000 DeKisha Wilson **Affiant**
Subscribed and sworn before me this the
20 **Day of** July, 2014.
Brenda Weeks, **Deputy Register**