WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/14 12:41 2 pgs
Fees:13.00 Taxes:703.00
20140814-0073544

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

14-06-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of August, 2014

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JL REAL ESTATE, G.P.	" NEW OWNER "	132-07
(NAME) 2500 Franklin Pike	(NAME)	047.00CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **WANDA FAYE JOHNSON, as the Sole Devisee under the Last Will & Testament of Wanda Jessman Dickerson, Deceased, and Wanda Faye Johnson, Executrix of the Estate of Wanda Jessman Dickerson, Deceased.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JL REAL ESTATE, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors 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. 51, on the Plan of Southmeade Subdivision**, of record in Book 1835, Pages 118 & 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 51 fronts 123.0 feet on the easterly margin of Morriswood Drive and extends 272.5 feet on the southerly line and 281.1 feet on the northerly line to a broken line in the rear, measuing 205.0 feet therdon.

BEING the same property conveyed to WANDA DICKERSON, by Deed from HENRY J. ROMERSA, SINGLE, of record in Book 6319, Page 916, Register's Office for Davidson County, Tennessee. THE said Wanda Dickerson having since died on April 15, 2014.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **4320 Morriswood Drive, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 12th day of August, 2014.

WANDA FAYE JOHNSON, as the Sole Devisee under the Last Will & Testament of Wanda Jessman Dickerson, Deceased, and Wanda Faye Johnson, Executrix of the Estate of Wanda Jessman Dickerson, Deceased.

By: Wanda Faye Johnson
WANDA FAYE JOHNSON, SOLE DEVISEE

Wanda Faye Johnson
WANDA FAYE JOHNSON, EXECUTRIX

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WANDA FAYE JOHNSON, as the Sole Devisee under the Last Will & Testament of Wanda Jessman Dickerson, Deceased, and Wanda Faye Johnson, Executrix of the Estate of Wanda Jessman Dickerson, Deceased**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2014.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON