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

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2014

Notary Public
My commission expires: 3 01 14

BILL GARRETT, Davidson County
Trans:T20140061428 DEEDWARR
Recvd: 08/20/14 09:22 2 pgs
Fees:13.00 Taxes:980.50
20140820-0075514

Address of New Owner:	Send Tax Bills to:	Tax Information
Angela Barrett 1814 Elliot Avenue Nashville, TN 37203	New Owner	10510000300

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, **JSJP, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Angela Barrett,** 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 the southeasterly 50 feet of Lot No. 18 on the Map of Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the northeasterly side of Elliott Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to William L. Baugher by Warranty Deed from Naomi Brown Smithson, an unmarried person, recorded on May 3, 1995 in Book 9663, Page 111, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JSJP, LLC, a Tennessee limited liability company, by Warranty Deed from William L. Baugher recorded on 8/20, 2014 in Instrument Number 20140820007551 3, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1814 Elliot Avenue, Nashville, TN, 37203

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 the August 18th, 2014.

JSJP, LLC
A Tennessee Limited Liability Company

By: _____
Josh Morant
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Josh Morant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative (or other officer authorized to execute the instrument) of JSJP, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the August 18th, 2014.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014083216