266
14794

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140065391 DEEDWARR
Recvd: 09/03/14 13:18 2 pgs
Fees: 13.00 Taxes: 636.40
20140903-0080450

State of Tennessee)
County of Davidson)

14-08-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER JS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of August, 2014

Notary Public

My Commission Expires: ~~09/02/18~~ 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

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
JLCP INVESTMENTS, LLC (NAME)	Brodie Well Capital LLC (NAME)	102-11-0
12818 64th St. N (ADDRESS)	710 Vassar Street (ADDRESS)	047.00CO
West Palm Beach FL 33412 (CITY) (STATE) (ZIP)	Orlando FL 32804 (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, LARRY RAY JONES, EXECUTOR OF THE ESTATE OF' RAYMOND R. JONES, DECEASED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey nnto JLCP INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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. 155, on the Plan of Section 6, Horton Heights, as of record in Book 2133, Page 24, 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 fronts 132.6 feet on the westerly side of Brook Hollow Road and extends back 268.7 feet on the southerly line and 184.5 feet on the northwesterly line, to a dead line in the rear on which it measures 149 feet.

BEING the same property conveyed to RAYMOND R. JONES AND WIFE, BETTY ANN JONES, by Deed from WILLIAM G. BISHOP AND WIFE, MARY AGNES W. BISHOP, of record in Book 4293, Page 931, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Betty Ann Jones died May 10, 1994 and title having vested in Raylnond R. Jones as surviving tenant by the entirety. The said Raymond R. Jones died December 15, 2012 and his Last Will and Testament of record in File No. 13P-234 authorized the Executor to sell said property. FURTHER, the sale of said property was approved by the Probate Court of Davidson County, Tennessee by Order entered August 15, 2014.

Tf-IIS 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 cu1rent year wh ich have been prorated and assumed by the Grantee(s) herein.

BEING unimproved D
Improved C8] property known as: 859 Brook Hollow Road, Nashville, TN, 37205.

(House Nmnber) (Street) (City or To¥in) (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, my hand, this 20th day of August, 2014.

LARRY RAY JONES, EXECUTOR OF THE ESTATE OF RAYMOND R. JONES, DECEASED

By: Larry R Jones 8-25-14
LARRY RAY JONES, EXECUTOR

STATE OF ~~Tennessee~~ Florida)
COUNTY OF ~~Davidson~~ Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LARRY RAY JONES, EXECUTOR OF THE ESTATE OF RAYMOND R. JONES, DECEASED,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Fernandina, Florida, this ~~20th~~ 25th day of August, 2014.

My Commission Expires: [redacted]

Notary Public

JOHN P. SHEPPARD
Notary Public, State of Florida
Commission# EE 183791
My comm. expires Mar. 27, 2016