Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0909

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF October, 2014

Notary Public
Commission Expires: 3-3-15

BILL GARRETT, Davidson County
Trans:T20140077271 DEEDWARR
Recvd: 10/14/14 11:25 2 pgs
Fees:13.00 Taxes:329.30
20141014-0094722

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 536 Moore Avenue Nashville, TN 37203	NEW OWNER 6121 Nolensville Pk. Nashville, TN 37211	105-07-0-287.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Martha Salazar, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly one-half of Lot No. 10 on the plan of the subdivision of the Moore Tract, as of record in Book 137, Page 91, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 10 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines, 148 ¼ feet, more or less, to the northerly line of said subdivision.

BEING the same property conveyed to Martha Salazar, by Warranty Deed from Ralph A. Edwards, a/k/a Rusty Edwards, and wife, Velma E. Edwards, dated 4/20/01 and recorded 2/5/02 in Instrument No. 20020205-0015840, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 536 Moore 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of Oct., 2014.

Martha Salazar by Amanda Listur attorney in fact.
Martha Salazar

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 10th day of October, 2014, before me personally appeared Amanda Listur to me known to be the person who executed the foregoing instrument on behalf of Martha Salazar as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Martha Salazar.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of October, 2014.

Notary Public

Commission Expires: 3/21/17

