WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/14 09:48 3 pgs
Fees:18.00 Taxes:933.14
20141231-0119118

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $252,200.00.

Affiant

Subscribed and sworn to me on December 29, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JLCP Investments, LLC 5127 Overton Road Nashville, TN 37220	JLCP Investments, LLC P.O. Box 8814 Jupiter, FL 33458	14615010600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bettye A. Carroll and James C. Chandler, not as tenants in common, but as joint tenants with the right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto JLCP Investments, a Florida limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Haileywood Estates, Section III, as of record in Book 2330, page 58, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bettye A. Carroll and James C. Chandler, not as tenants in common, but as joint tenants with the right of survivorship, by deed from Kevin M. Gibson of record in Instrument No. 20071031-0128216, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5127 Overton Road, Nashville, TN 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands on December 29, 2014.

Bettye A. Carroll
Bettye A. Carroll

James C. Chandler By Bettye A. Carroll as his attorney-in-fact
James C. Chandler
By: Bettye A. Carroll, as his attorney-in-fact
as his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 29th, 2014, before me personally appeared Bettye A. Carroll to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on December 29th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 29th, 2014, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettye A. Carroll, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for James C. Chandler and is authorized by James C. Chandler to execute this instrument on behalf of James C. Chandler.

Witness my hand and official seal on December 29th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017