BILL GARRETT, Davidson County
Trans:T20150042379 DEEDWARR
Recvd: 06/01/15 13:29 2 pgs
Fees:13.00 Taxes:534.65
20150601-0050446

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2015.

Notary Public

My commission expires: 9/21/2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph R. Lynn	New Owner	**Map\Parcel:**
2935 Louise Drive		**119 13 0 060.00**
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

J Phive Developments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph R. Lynn, an unmarried man

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 Lot No. 84 on the Plan of H.G. McNabb Subdivision of record in Plat Book 1130, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property further conveyed to J Phive Developments LLC, a Tennessee limited liability company by Warranty deed from Tom Bass, married man and spouse, Danna Bass of record in Instrument No. 20150106-0001311 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2935 Louise Drive, Nashville, TN 37211**.

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 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 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 this 21st day of May, 2015.

J Phive Developments, LLC, a Tennessee
limited liability company

member

Jared Sciullo, Member

Jenny Sciullo, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jared Sciullo and Jenny Sciullo, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained and who further acknowledged that both are Members of J Phive Developments, LLC and that they are authorized by J Phive Developments, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 21st day of May, 2015.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

Notary Public

My Commission Expires:_____

File #: **150187**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027