Return To: 15.0252
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

P-KW-15-812A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa I. Walker	**Community Trust Bank**	
(NAME) **812B Powers Avenue**	(NAME) **1800 Hudson Lane, Ste. 2A**	**083-07-0F-001.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Monroe, LA 71201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JTM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LISA I. WALKER, A MARRIED WOMAN, AND DONALD M. WALKER, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with the common areas as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 812 Powers, a Horizontal Property Regime with Private Elements, recorded as Instrument Number 20140604-0048670, 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 part of the same property conveyed to JTM, LLC, a Tennessee limited liability company by Special Warranty Deed from Maria Danielle Aguiar of record as Instrument No. 20140604-0048669, Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded June 4, 2014.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20140604-0048670;
- All matters shown on Plan of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812B Powers Avenue, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20150058343 DEEDWARR
Recvd: 07/17/15 12:01 2 pgs
Fees:13.00 Taxes:1590.63
20150717-0070063

Witness my/our hand(s) this the 13th DAY OF JULY, 2015.

JTM, LLC, a Tennessee limited liability company

BY: Melinda Bailey, Member
Melinda Bailey, Authorized Member

BY: _____
Mohamed Saba, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Bailey and Mohamed Saba, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged themselves to be the Authorized Members of JTM, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that they as such Authorized Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~26th~~ 13th day of ~~June~~ July, 2015. CLC

C. Loy Carney
Notary Public

My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212