BILL GARRETT, Davidson County
Trans:T20150068223 DEEDWARRSP
Recvd: 08/14/15 08:04 2 pgs
Fees:13.00 Taxes:3885.00
20150814-0081441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF August, 2015

NOTARY PUBLIC

My Commission expires: 9/11/17

BRANDY GOMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
201 Blanton Ave, LLC 201 Blanton Avenue Nashville, TN 37210	201 Blanton Ave, LLC 201 Blanton Avenue Nashville, TN 37210	106-06-0-088.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

JAMES L. JACKSON AND WIFE, JUDY S. JACKSON

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

201 BLANTON AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Cherry Subdivision, of record in Book 6200, Page 959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES L. JACKSON AND WIFE, JUDY S. JACKSON, by deed from DONALD M. CHERRY AND WIFE, JULIA L. CHERRY, of record in Book 8445, Page 732, dated September 18, 1991, said Register's Office.

This conveyance is made subject to the following:

1. Grantee assumes the 2015 property taxes.

2. Matters shown on the Plan of record in Book 6200, Page 959, said Register's Office.

This is improved property located at 201 Blanton Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13 day of August, 2015.

James L. Jackson

Judy S. Jackson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James L. Jackson and Judy S. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY