BILL GARRETT, Davidson County
Trans:T20150080104 DEEDWARR
Recvd: 09/21/15 11:35 2 pgs
Fees:13.00 Taxes:395.90
20150921-0095638

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2015.

Notary Public

My commission expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
SolomonParks 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:
F250, LLC, a Tennessee limited liability company	NEW OWNER	**133-07-0-098.00**
1415 Plantation Drive		
Brentwood, TN 37027		

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

F250, 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 Lot No. 32 on the Plan of Revised Parma Heights, Section II, of record in Plat Book 2083, Page 71, 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 conveyed to J Phive Developments, LLC, a Tennessee limited liability company by Warranty Deed from Sharon L. Staggs, unmarried, of record in Instrument No. 20150730-0075310, Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on July 30, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 2083, Page 71, Restrictions of record in Book 2153, Page 14, in the Register's Office for Davidson County.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the 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 3312 Colby 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 18th day of September, 2015.

J Phive Developments, LLC, a Tennessee limited liability company

By: Jared Sciullo, Member

By: 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 they 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 18th day of September, 2015.

Notary Public

My Commission Expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File #: **150351**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027