WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Audrey Korshoff	New Owner	117150A023.00 CO
(NAME)	(NAME)	
1900 Richard Jones Road, V-11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JDJ Nashville, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrey Korshoff, an unmarried woman**, 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 all of Unit No. TH-F-3 (also known as V-11), Green Hills Terrace, of record in Plat Book 5200, Page 64, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed and By-Laws filed for record in Book 5304, Page 702, said Master Deed and Bylaws were amended of record in Book 7841, Page 557, said By-Laws were amended of record in Book 9830, Page 181, said Register's Office, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed and Bylaws, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to JDJ Nashville, LLC by Warranty Deed dated 07/09/2009 from Joann J. Tomlin and Carol J. Tomlin of record in Instrument 200907130065365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Road, V-11, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150085198 DEEDWARR
Recvd: 10/06/15 14:15 2 pgs
Fees:13.00 Taxes:706.70
20151006-0101885

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, their heirs and assigns forever; and we do covenant with 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 29 day of September, 2015.

JDJ NASHVILLE, LLC

Carl Douglas Deweese
Manager

State of Mississippi

County of Lauderdale

Before me, the undersigned, a Notary Public in and for the State and and County aforesaid, personally appeared Carl Douglas Deweese, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to the Manager of JDJ Nashville, LLC., a Mississippi Limited Liability Company, and that **he** as such Manager executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Carl Douglas Deweese as Manager.

In Witness Whereof, I have hereunto set my hand and official seal on this 29th day of September, 2015

Notary Public

My Commission Expires: 8-4-19

STATE OF MISSISSIPPI NOTARY PUBLIC CENA MOSS ID # 93482 My Commission Expires Aug. 4, 2019 LAUDERDALE COUNTY