WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/16 13:47 2 pgs
Fees:13.00 Taxes:1850.00
20160119-0005168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
JWMJ Lead, LLC	SAME AS NEW OWNER	130 16 0 047.00
(NAME) 1218 Forrest Park Drive	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thousand And No/100 Dollars ($500,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne E. Knoble, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JWMJ Lead, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Yancey Subdivision, as of record in Book 2330, Page 18, Register's Office for said County.

Said Lot No. 4 fronts 241.5 feet on the westerly side of Yancey Drive and extends back 178.3 feet on the northerly line and 182.6 feet on the southerly line to a dead line, measuring 241.6 feet thereon.

Being the same property conveyed to Patricia Anne Karcher by Quitclaim Deed from Gilbert H. Karcher dated February 5, 1990 and recorded February 6, 1990 in Book 8040, Page 760, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen A. Karcher by Last Will and Testament from Patricia A. Karcher dated September 6, 2002 and recorded June 22, 2015 as Instrument No. 20150622-0059667, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Suzanne E. Knoble by Executor's Deed from Suzanne E. Knoble, Executor of the Estate of Karen Karcher dated June 17, 2015 and recorded June 22, 2015 as Instrument No. 20150622-0059668, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4515 Yancey Drive, Nashville, TN 37215

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, has 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 15th day of January, 2016.

Suzanne E. Knoble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Suzanne E. Knoble, 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 and official seal, this the 15th of January, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires 4-24-2018

File Number: FRN-156068SSO