BILL GARRETT, Davidson County
Trans:T20160050877 DEEDWARR
Recvd: 06/15/16 15:55 2 pgs
Fees:13.00 Taxes:425.50
20160615-0060807

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $115,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 3rd day of June, 2016.<br>Notary Public<br><br>My commission expires: 7-2-2018 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Larry D. Jones | New Owner | |
| 2000 Mallory Lane, Ste. 130-221 | | Part of 07207038300 |
| Franklin, TN 37067 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TURNKEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY D. JONES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Final Plat of Lovejoy Court of record in Plat at Instrument No. 20160322-0027039, 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 a portion of the same property conveyed to Cumberland Property Investments, LLC, a Tennessee limited liability company by Warranty deed from G. Barksdale, Trustee of the Jean G. Barksdale Revocable Trust under agreement dated March 31, 1995 of record in Instrument No. 20131008-0105750 Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 8, 2013.

Being a portion of the same property conveyed to Turnkey, LLC, a Tennessee limited liability company by Warranty deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150211-0012611 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 11, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1335 Love Joy Court (Lot #2), Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2016.

***Turnkey, LLC, a Tennessee Limited Liability Company***

By: _____
Name: Christopher Milfred
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Milfred with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Turnkey LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

