Davidson County DEEDWARR
Recvd: 09/07/16 13:37 2 pgs
Fees:13.00 Taxes:1184.00
20160907-0094114

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-1432

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of September, 2016

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin and Laura Hartsfield 203 Duke Street Nashville, TN 37207	Heritage Bank USA, Inc. 323 Main St. Clarksville TN 37040	071-07-0-054.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

JDL Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. Hartsfield and Laura E. Hartsfield, husband and wife

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 the east 95 feet of Lot No. 91 on the Map of J.B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to JDL Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Joshua Landreth and Jordan Drumel, dated 8/20/15 and recorded 10/29/15 in Instrument No. 20151029-0110077; and being the same property previously conveyed to Joshua Landreth and Jordan Drumel, as joint tenants with right of survivorship, by Warranty Deed from Herbert M. McCawley, single, dated 9/2/15 and recorded 9/4/15 in Instrument No. 20150904-0090392; and being the same property previously conveyed to Herbert M. McCawley by Quitclaim Deed from Gary W. Pentecost and wife, Beverly J. Pentecost, dated 2/8/02 and recorded 2/19/02 in Instrument No. 20020219-0020832; and being the same property previously conveyed to Gary W. Pentecost and wife, Beverly J. Pentecost, by Warranty Deed from Curtis R. Detharidge and wife, Prasetyawati Detharidge, dated 1/10/94 and recorded 1/12/94 in Book 9219, Page 61, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 203 Duke Street, Nashville, TN 37207.

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

Dated this the 6th day of September, 2016.

JDL Properties, LLC

By: Joshua Noel Landreth, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Joshua Noel Landreth**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Member** of **JDL Properties, LLC**, the within named bargainor, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of September, 2016.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/13/20

(Notary Seal)

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON