This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1002**

BILL GARRETT, Davidson County
Trans:T20170004364 DEEDWARR
Recvd: 01/17/17 14:26 2 pgs
Fees:13.00 Taxes:741.85
20170117-0004906

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/13/2017**, by and between **Scott D Plemons**, parties of the first part, and **Jackson Valley Land Partners, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of a tract "Reserved" on the Plan of S.W. Estates' Subdivision, as of record in Book 1424, page 44, Register's Office for said County, being Lot No. 1 as shown on survey made by Hickerson-Miller, Engineers-Surveyors, October 13, 1958, as follows:

Lot No. 1 is more particularly described as follows: Beginning at an iron pin in the westerly margin of Pennington Avenue 177 feet, more or less, from the southwesterly corner of the intersection of Pennington Avenue and Otay Avenue; thence with the westerly margin of Pennington Avenue South 2 degree 30' West 61feet to an iron pin: the northeasterly corner of Lot No. 2 of a plat of said lands described in Tract No. 4 in said deed above referred to and shown on a survey of the re-subdivision thereof by Hickerson-Miller, Engineer-Surveyors, dated October 13, 1958, being the southeasterly corner of Lot No. 1 and the northeasterly corner of Lot No. 2 of said Re-Subdivision; thence North 87 degree 30' West 177.4 feet to an iron pin, the northwesterly corner of Lot 2; thence North 3 degree 00' East 60 feet to an iron pin; the northwesterly corner of said Lot No. 1; thence with the northerly line of said Lot No. 1, South 87 degree 30' East 177 feet to the point of beginning, the northeasterly corner of Lot No. 1.

Being the same property conveyed to Scott D. Plemons by Warranty Deed from Lance Hornbuckle and William E. Farmer, dated 01/30/2004 of record in Instrument No. 20040204-0013831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **72-11-207**
☒ Improved **2638 Pennington Ave, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Scott D Plemons

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, , personally appeared **Scott D Plemons** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of January, 2017..

Notary Public

My Commission Expires: 3-21-20

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Owner's Name: **Jackson Valley Land Partners, LLC**

and Address: **2638 Pennington Ave, Nashville, TN 37216**

Mail tax bills to

Simmons First National Bank
501 Main Street,
Pine Bluff, AR 71601

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of January, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM