This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $~~145,500.00~~.

Affiant

Subscribed and sworn before me this the 24th of January, 2017.

Notary Public
My commission expires: 6-19-18

Emilly Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20170008148 DEEDWARR
Recvd: 01/27/17 14:20 2 pgs
Fees:13.00 Taxes:538.35
20170127-0009200

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jackson Valley Land Partners LLC 2156 Rock City Street Nashville, TN 37216	new owner	072-11-0-289.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mackenzi F. Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jackson Valley Land Partners LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Maxey's Sub. of Lot 5, 8, 9 and 12 in Brownsville Addition of record in Plat Book 332, Page 66, 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 the same property conveyed to Mackenzi F. Johnson by Warranty deed from Raymond Cross, Jr., a married man of record in Instrument No. 20080213-0014550 Register's Office for Davidson County, Tennessee, dated February 07, 2008 and recorded on February 13, 2008.

Being also known as 2156 Rock City Street Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 2156 Rock City Street, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MJ

Witness my hand this the 24th of January, 2017.

Mackenzi F. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mackenzi F. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th of January, 2017.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY