This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 07005003700

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
JMR Investments, LLC
209 Woodford Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **TALISHA HUDDLESTON, A SINGLE PERSON**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being a part of Lot No. 10 on the Plan of Alpine Terrace Subdivision, as of record in Book 421, page 131, of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Stivers Street 151 feet north of the dividing line between Lots 9 and 10 in the Subdivision; thence with the easterly margin of Stivers Street northwardly 85 feet to a point; thence eastwardly 102 feet to a point in the westerly margin of Goodrich Street, the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence southwardly with the westerly margin of Goodrich Street, thence southwardly with the westerly margin of Goodrich Street 63 feet to a point thence, westwardly 99 feet to the point of beginning.

BEING the same property conveyed to Talisha Huddleston, a single person, by Warranty Deed from Michael Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston Sr., dated May 25, 2016, appearing of record in Instrument No. 20160531-0054557, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 421, page 131, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2414 Stivers Street, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20170012911 DEEDWARR
Recvd: 02/13/17 10:10 2 pgs
Fees:13.00 Taxes:92.50
20170213-0014615

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of February, 2017.

Talisha Huddleston

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Talisha Huddleston**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$25,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY