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

**MAP & PARCEL: 07005005500**

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, we the undersigned, **SALEM FORSYTHE AND WIFE, JUDITH ROBIE FORSYTHE**, "Grantors", 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 Lot No. 2 on the Plan of Alpine Terrace, as of record in Book 421, page 131, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SAID Lot No. 2 fronts 105 feet on the southerly side of Alpine Park Boulevard and runs back 175 feet, more or less, to Goodrich Street and shows 145 feet on said Street.

BEING a portion of the same property conveyed to Salem Forsythe and wife, Judith Robie Forsythe, as tenants by the entirety, by Warranty Deed from Elaine Eliah, unmarried, dated August 23, 1988, appearing of record in Book 7634, page 576, 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 improved property known as 3216 Alpine Park Blvd., 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 they are lawfully seized and possessed of said parcel of real estate, and that they have 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 themselves, their 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:185.00
20170213-0014616

Possession of said real estate is to be given by the Grantors 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.

**Salem Forsythe**

**Judith Robie Forsythe**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Salem Forsythe and Judith Robie Forsythe**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they 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

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50,000.00** 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