Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0095

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of February, 2017

Notary Public
Commission Expires: 9-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
JNS Real Estate Holdings LLC 1040 Neal Crest Cir Spring Hill, TN 37174	NEW OWNER	051-07-0-057.00

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,

Michael A. Sadler, a married man

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

JNS Real Estate Holdings, LLC, a Tennessee limited liability company

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 Lot No. 6 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 85 feet on the Westerly side of Gibson Drive and extends back between parallel lines 190 feet to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Patricia A. Fuqua by Quitclaim deed from Ruth T. Clark and Patricia A. Fuqua of record in Instrument No. 20030220-0022506 Register's Office for Davidson County, Tennessee, dated February 13, 2003 and recorded on February 20, 2003.

Being the same property conveyed to Michael A. Sadler by Warranty deed from Patricia A. Fuqua, unmarried of record in Instrument No. 20160629-0066405 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

Vanessa Sadler hereby joins in the execution of this deed to convey any and all marital rights she may have.

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: 1100 Gibson Drive, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20170016969 DEEDWARR
Recvd: 02/27/17 14:11 2 pgs
Fees:13.00 Taxes:676.73
20170227-0019410

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 17th day of February, 2017.

Michael A. Sadler

Vanessa Sadler

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Michael A. Sadler and Vanessa Sadler

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 17th day of February, 2017.

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-10-18

(Notary Seal)