BILL GARRETT, Davidson County
Trans:T20170017296 DEEDWARR
Recvd: 02/28/17 11:45 2 pgs
Fees:13.00 Taxes:499.50
20170228-0019784

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 2017, by and between JMR Investments LLC and Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Ann Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell, party of the first part, and Pearl Properties, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of Lot No. 37 in Owen's Buena Vista, as of record in Plan Book 1, Page 84, Chancery Court at Nashville and Book 57, Page 26 Register's Office for Davidson County, Tennessee

Said Lot No. 3 fronts 51 feet on the easterly side of 14th Avenue North and runs back 171.6 feet on the northerly line and 174.4 feet on the southerly line to an alley measuring 50 feet thereon.

Being all or part of the same property conveyed to JMR Investments, LLC and/or Assigns and Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Ann Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell and her issue u/a/d November 3, 2003, each a 50% undivided interest, by virtue of that certain Warranty Deed dated March 24, 2016, and being of record at Instrument No. 20160330-0029696, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 26 in said Resgister's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Joseph M Roberts III
JMR Investments, LLC
Joseph M Roberts, III, Member

Susan Elizabeth Wismer Campbell, trustee
Susan Elizabeth Wismer Campbell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Joseph M Roberts, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of JMR Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of JMR Investments, LLC by himself as Member.

WITNESS my hand and official seal at office this 24th day of February, 2017.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Susan Elizabeth Wismer Campbell, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Pearl Properties, LLC

Tax Parcel No 08103012900

Property Address: 2404 14th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: Pearl Properties, LLC
20106 Crowne Brook Circle
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2017.

Notary Public

My Commission Expires: 4-20-20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY