Davidson County DEEDWARR
Recvd: 02/28/17 12:35 4 pgs
Fees:23.00 Taxes:1391.20
20170228-0019823

Warranty Deed

#33472

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $376,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2017. Notary Public My commission expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joanna M. Sugameli	New Owner	
1335 Love Joy Court		072-07-03-8800
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LARRY D. JONES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOANNA M. SUGAMELI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Lovejoy Court of record in Plat at Instrument No. 20160322-0027039, 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 a portion of the same property conveyed to Cumberland Property Investments, LLC, a Tennessee limited liability company by Warranty deed from G. Barksdale, Trustee of the Jean G. Barksdale Revocable Trust under agreement dated March 31, 1995 of record in Instrument No. 20131008-0105750 Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 8, 2013.

Being a portion of the same property conveyed to Turnkey, LLC, a Tennessee limited liability company by Warranty deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150211-0012611 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 11, 2015.

Being the same property conveyed to Larry D. Jones by Warranty deed from Turnkey, LLC, a Tennessee limited liability company of record in Instrument No. 20160615-0060807 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 15, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1335 Love Joy Court, 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 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, unless otherwise herein set out; 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2017.

Larry D. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of LoveJoy Court, as of record in Instrument No. 20160322-0027039, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry D. Jones by deed dated June 3, 2016 from Turnkey, LLC a Tennessee Limited Liability Company of record in Instrument No. 20160615-0060807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, which have been prorated and assumed by Grantee.

   Map and Parcel No. 072 07 0 388 00.

2. All matters appearing on the Plan of record as Instrument No. 20160322-0027039, Register's Office for

   Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

