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

**MAP & PARCEL: 081070P00200CO**

**NAME & ADDRESS OF NEW OWNER:**
**Candice Salter and Derrick Salter**
**1829 B 16th Avenue North**
**Nashville, TN 37208**

**SEND TAX BILLS TO:**
NEW OWNER
437 SUMMIT OAKS DR
NASHVILLE, TN 37221

# 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, the undersigned, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **CANDICE SALTER AND DERRICK SALTER, WIFE AND HUSBAND**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit B, as shown on Plat filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions of 1829 16th Avenue North Townhomes as of record in Instrument No. 20160405-0032417, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the unit.

BEING a portion of the same property conveyed to JMR Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Margaret A. Thomas, unmarried, dated March 4, 2016, appearing of record in Instrument No. 20160307-0021352, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on said plat and survey of record in Book 57, page 98, and to the Plat depicted as Exhibit "C" contained in the Declaration of Covenants, Conditions and Restrictions for 1829 16th Avenue North Townhomes of record in Instrument No. 20160405-0032417; and to the Declaration of Covenants, Conditions and Restrictions of 1829 16th Avenue North Townhomes of record in Instrument No. 20160405-0032417; both of the Register's Office for Davidson County, Tennessee.

**This is improved property known as 1829 B 16th Avenue North, Nashville, TN, 37208.**

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it 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 Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs 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.

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

BILL GARRETT, Davidson County
Trans:T20170032499 DEEDWARR
Recvd: 04/18/17 12:50 2 pgs
Fees:13.00 Taxes:1072.63
20170418-0037780

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13th day of April, 2017.

**JMR Investments, LLC**

**BY:** Joseph M Roberts III
**Joseph M. Roberts, III, Managing Member**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Audra D. Cross, personally appeared **JOSEPH M. ROBERTS, III**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **JMR Investments, LLC**, the within named Affiant, and that he as such **Managing Member of JMR Investments, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **JMR Investments, LLC**, by himself as **Managing Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 13th day of April, 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 **$289,900.00** 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 13 day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021