This Instrument Prepared by: Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN5014

After Recording return to:
Aspen Title and Escrow LLC
9724 Kingston Pk, STE. 208
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20170035029 DEEDWARR
Recvd: 04/26/17 09:22 2 pgs
Fees:13.00 Taxes:481.00
20170426-0040775

WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 2017, between

WANDA ARNOLD of DAVIDSON County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

JMR Investments, LLC and Cole Woodworks, LLC. of DAVIDSON County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING A PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF A TRACT OF LAND IN THE PLAN OF BUENA VISTA, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY STEVE DRAPER, DATED OCTOBER 22, 1964, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MONROE ADAMS AND WIFE, PEARL ADAMS OF RECORD IN BOOK 871, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EAST LINE OF 14' ALLEY NORTH 18 DEG. 30 MIN. WEST 93 FEET; THENCE WITH THE NORTH LINE OF SAID ADAMS PROPERTY NORTH 73 DEG 38 MIN EAST 65 FEET; THENCE SOUTH 18 DEG 30 MIN EAST 91.7 FEET TO THE NORTH LINE OF CECILIA AVENUE; THENCE SOUTH 72 DEG 30 MIN WEST 65 FEET TO THE BEGINNING.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of said conveyance.

This conveyance is mad and accepted subject to all mappers appearing on the Plan of record in Book 57, page 26, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO WANDA ARNOLD, BY WARRANTY DEED DATED NOVEMBER 14, 2005 AND RECORDED NOVEMBER 23, 2005, IN INSTRUMENT NO. 20051123-0141491, DAVIDSON COUNTY REGISTER OF DEEDS OFFICE.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2017 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for DAVIDSON County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Wanda Arnold (L.S.) _____ (L.S.)

WANDA ARNOLD

SHERRY SANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TN)
COUNTY OF DAVIDSON) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **WANDA ARNOLD** the within named bargainor/s, 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 seal at office this 10 of April, 2017}.

Sherry Sander
Notary Public

My Commission expires: 10-8-19

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$130,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gay Childress
Affiant

SHERRY SANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Sworn to and subscribed before me this 10 day of April, 2017}.

Sherry Sander
Notary Public

My Commission expires: 10-8-19

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **JMR Investments, LLC and Cole Woodworks, LLC.**
ADDRESS: **1102 CECILIA STREET**
NASHVILLE, TN 37208

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Joseph M. Roberts, III**
ADDRESS: **209 Woodford Place**
Nashville, TN 37215

TAX PARCEL ID#: **081 03 0 178.01**