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

MAP & PARCEL: 08103017700

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
JMR Investments, LLC
209 Woodford Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Same

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, I, the undersigned, **THOMAS HARRISON TURNER, SR., A SINGLE PERSON**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of the unrecorded subdivision of W.T. Selley's Lots Nos. 2, 3, 4 and part of 5 in the Owen's Buena Vista Plan of record in Book No. 57, page 20, R.O.D.C. Tenn: Said Lots and part of lot being in Block 33 OB said plan was conveyed to W.T. Selley by deed recorded in Book 379, page 81, said Register's Office.

Said lot herein conveyed begins at a point in the northerly margin of Spring Street, at a point 164 feet westerly from Buchanan Street, said point being the corner of an alley in said Selley's Subdivision; thence northwardly with the western margin of said alley 186 feet, more or less, to the southerly margin of another alley in said subdivision, thence westerly with the southern margin of said alley; 50 feet, more or less, to the easterly line of the lot conveyed to James H. Turner and Maggie Turner as shown in Deed recorded in Book No. 752, page 229, R.O.D.C. Tenn., thence with said Turner line southerly to the northerly margin of Spring Street; thence with northerly margin of said street, 50 feet more or less, to the point of beginning.

Being the same property conveyed to Thomas Harrison Turner, Sr., a single person, by Quitclaim Deed from Manya Louise Jordan, a single person, dated May 17, 2017, appearing of record in Instrument No. 20170518-0049591, of the Register's Office for Davidson County, Tennessee, and the same property conveyed to Thomas Harrison Turner, Sr. and Manya Louise Jordan, by Heirship Affidavit of Richard H. Turner, deceased, dated May 10, 2017, of record in Instrument No. 20170517-0048790, of said Register's Office,

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 67, page 20, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1104 Cecilia Avenue, 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 Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is

BILL GARRETT, Davidson County
Trans:T20170045872 DEEDWARR
Recvd: 05/31/17 09:14 2 pgs
Fees:13.00 Taxes:277.50
20170531-0053757

unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors 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 Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of May, 2017.

Thomas Harrison Turner, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Thomas Harrison Turner, Sr.**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of May, 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 **$75,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph M Roberts III
AFFIANT

Sworn to and subscribed before me this 26th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY