BILL GARRETT, Davidson County
Trans: T20170049994 DEEDWARR
Recvd: 06/12/17 14:21 2 pgs
Fees: 13.00 Taxes: 404.78
20170612-0058746

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,400.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
JMS Property Group, LLC	Renasant Bank	105-03-0-309.00
1241 1St Avenue South	2200 Abott Martin	
Nashville, TN 37210	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny B. Ewing and wife, Ernestine Ewing,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JMS Property Group, LLC, a Colorado limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Resubdivision of D.F. Wilkin Property of record in Plat Book 421, Page 148, 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 the same property conveyed to Johnny B. Ewing and wife, Ernestine Ewing by Warranty deed from Cason A. Dickinson and Roy S. Jones Construction Co. of record in Book 8426, page 389, Register's Office for Davidson County, Tennessee, dated August 14, 1991 and recorded on August 23, 1991.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1241 1St Avenue South, Nashville, TN 37210.**

Subject to all matters shown on the Plan of record in Plat Book 421, Page 148, Register's Office for 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 7th day of June, 2017.

Johnny B. Ewing

Johnny B. Ewing

Ernestine Ewing

Ernestine Ewing

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny B. Ewing and Ernestine Ewing,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of June, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2015114009