Bill Garrett Davidson County
Batch# 13072 DEEDWARR
10/13/2017 09:30:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20171013-0105009

WARRANTY DEED

Preston D Matthews
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: June 22, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
JP Investment Group, LLC	JP Investment Group, LLC	050 15 0 192.00
(NAME)	(NAME)	
3190 Robwood Dr.	3190 Robwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Berlita Chela Carter, unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JP Investment Group, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 447 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 447 fronts 80 feet on the easterly margin of Robwood Drive and extends back 147 feet on the northerly margin and 149.4 feet on the southerly margin to a dead line in the rear measuring 81.7 feet thereon.

Being the same property conveyed to Verlin W. Carter et ux Peggy J. Carter by Warranty Deed from Rickey Wayne Armstrong et ux Becky A. Armstong dated April 30, 1973 and recorded May 11, 1973 in Book 4706, Page 431, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Berlita Chela Carter by Quit Claim Deed from Renard A. Hirsch. Sr., Trustee dated May 25, 2017 and recorded May 30, 2017 as Instrument No. 20170530-0053412, in said Register's Office for Davidson County, Tennessee.

File Number: FND-176484FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3190 Robwood Dr., Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 20 day of September, 2017

Berlita Chela Carter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Berlita Chela Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public

My Commission Expires: June 22, 2021

(SEAL)

Preston D Matthews
State of Tennessee Notary Public
Sumner County

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/6/2019