(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 46572 DEEDWARR
01/10/2018 10:51:32 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180110-0003301

Y-JMR-17-01202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/24/2018 (AFFIX SEAL)

SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darian Bowers and Sasha Bowers	**New Owner**	
(NAME)	(NAME)	
1202 Cecilia Ave.		**081-03-0-17-600**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMR INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARIAN BOWERS AND SASHA BOWERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a parcel of land in the 2nd Council District of Nashville, Davidson County, Tennessee. Bounded on the South by the Northerly margin of Cecilia Avenue. Bounded on the West by the Gwendolyn M. Fletcher property as of record in Instrument Number. 20040430-0049499, Register's Office, Davidson County, Tennessee. Bounded on the North by an unimproved alleyway. Bounded on the East by the O.I.C. 1200 Cecilia Townhomes property as of record in Instrument Number 20171013-0105308, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin found in the Northerly margin of Cecilia Avenue; said point being the Southeast corner of the Gwendolyn M. Fletcher property as of record in Instrument Number 20040430-0049499, Register's Office, Davidson County, Tennessee and being the Southwest Corner of the tract herein described;

Thence, a common line with the Gwendolyn M. Fletcher property as of record in Instrument number 20040430-0049499, Register's Office, Davidson County, Tennessee, North 13 degrees 22 minutes 49 seconds West, 185.86 feet to an existing iron pin found;

Thence, with an unimproved alleyway, North 74 degrees 13 minutes 20 seconds East, 36.00 feet to an iron pin set;

Thence, a common line with the O.I.C. 1200 Cecilia Townhomes property as of record in Instrument Number 20171013-0105308 Register's Office, Davidson County, Tennessee, South 13 degrees 22 minutes 49 seconds East, 185.68 feet to the Northerly margin of Cecilia Avenue;

Thence, with said margin, South 73 degrees 55 minutes 49 seconds West, 36.00 feet to the point of beginning.

CONTAINING, 6,681 sq.ft. or 0.15 Acres, more or less.

Being the same property conveyed to JMR Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Thomas Harrison Turner, Sr., a single person, of record in Instrument No. 20171227-0130939 Register's Office for Davidson County, Tennessee dated December 19, 2017 and recorded on 12/27/2017.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1202 Cecilia Ave., Nashville, Tennessee 37208**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 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/our hand(s) this the 19th DAY OF DECEMBER, 2017.

JMR Investments, LLC.

BY: _____

Jody Roberts
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY ROBERTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JMR INVESTMENTS, LLC. the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212