Bill Garrett Davidson County
Batch# 48341 DEEDWARR
01/17/2018 01:09:35 PM 4 pgs
Fees: $23.00 Taxes: $277.50
20180117-0004818

New Owners: (send tax bills to this address)	Jackson Builders, LLC 1200 49th Avenue North Nashville, TN 37209-2275	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**071 10 0 081.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is seventy-five thousand and 00/100 dollars ($75,000.00).

Julie Ennis

Julie Ennis, Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me on this 20 day of November, 2017.

Notary Public

11/17/20
My commission expires

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

For and in consideration of seventy-five thousand and 00/100 dollars ($75,000.00) paid by the Grantee, JACKSON BUILDERS, LLC (a Tennessee Limited Liability Company), and other good and valuable consideration the receipt of which is hereby acknowledged, we, who are the heirs of James E. Kendricks, WALTER E. KENDRICK, ELLA K. DOWDELL, MICHAEL E. KENDRICKS, DAVID M. KENDRICKS, VERONICA EDWARDS, KAWANA L. INMON, MESHELDA A. THOMPSON, and JASON KENDRICKS, plus ARRIELLE C. HOLSEY (who is not an heir), Grantors, hereby convey to Grantee any and all of our interest in the land described below, subject to any and all covenants and easements either of record or which we hold, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot #29 of Block "P" on the map of J.B. Haynie's Cumberland Heights, as of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being part of the property conveyed to James E. Kendricks and wife, Annie E. Kendricks, by Deed from Theo W. Eckhardt, unmarried, of record in Book 2244, Page 370, Register's Office for Davidson County, Tennessee, dated January 6, 1954, and recorded January 7, 1954. James E. Kendricks died on or about June 12, 1982, and Annie E. Kendricks predeceased him on or about November 5, 1965; his Will is recorded as Instrument #20010705-0071732 in the Register's Office for Davidson County, Tennessee. This unimproved property has the street address of 1311 Bessie Avenue Nashville Tennessee 37207.

By affixing our signatures below, we hereby execute the foregoing Warranty Deed.

Walter E. Kendrick

Walter E. Kendrick, Grantor



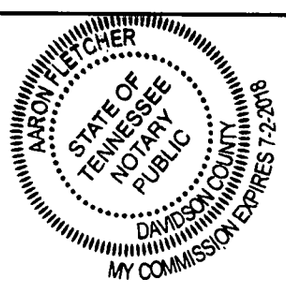
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Walter E. Kendrick**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public — My commission expires 07/02/18

Ella K. Dowdell

Ella K. Dowdell, Grantor

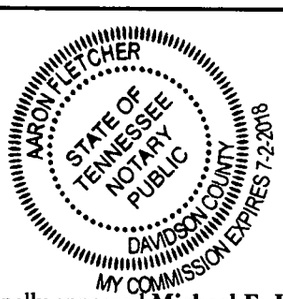


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Ella K. Dowdell**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public — My commission expires 07/02/18

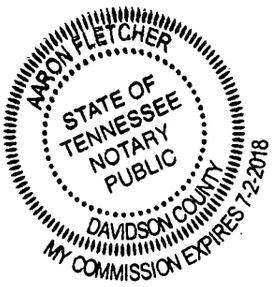
Michael E. Kendricks, Grantor



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Michael E. Kendricks**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public — My commission expires 07/02/18

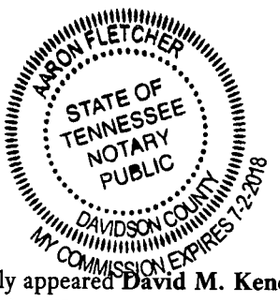


Veronica Edwards
Veronica Edwards, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Veronica Edwards**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher — 07/02/18
Notary Public — My commission expires

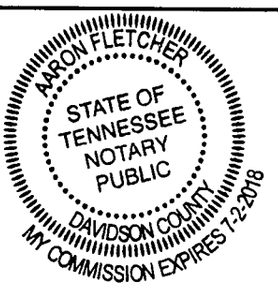


David M. Kendricks
David M. Kendricks, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **David M. Kendricks**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Aaron Fletcher — 07/02/18
Notary Public — My commission expires



Kawana L. Inmon
Kawana L. Inmon, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Kawana L. Inmon**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher — 07/02/18
Notary Public — My commission expires

Arrielle Holsey Agent
Jason Kendricks, Grantor, by **Arrielle C. Holsey**, his Agent



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Arrielle C. Holsey**, Agent for Jason Kendricks, Grantor, under the authority granted to her by his Limited Power of Attorney for the Sale of Real Estate, executed _____, 2017, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher
Notary Public

07/02/18
My commission expires

Meshelda A. Thompson
Meshelda A. Thompson, Grantor



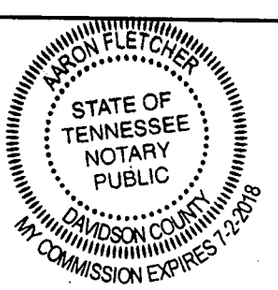
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Meshelda A. Thompson**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher
Notary Public

07/02/18
My commission expires

Arrielle Holsey, Agent
Arrielle C. Holsey, Grantor



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13 day of November, 2017, before me personally appeared **Arrielle C. Holsey**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher
Notary Public

07/02/18
My commission expires