Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 48837 DEEDWARR
01/18/2018 10:55:09 AM 2 pgs
Fees: $13.00 Taxes: $1,936.95
20180118-0005249

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JT Family Farms, LLC 1460 Coleman Road Franklin, TN 37064	JT Family Farms, LLC 1460 Coleman Road Franklin, TN 37064	M/P 104010-352.00

THIS INDENTURE, made this 17th day of January, 2018 between

Paolo Tramontano, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

JT Family Farms, LLC, a Tennessee limited liability company

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, 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 a portion of the same property conveyed to Paolo Tramontano, Married, by Warranty Deed from Susan J. Ramos-Hunter, of record on January 5, 2017 in Instrument No. 20170105-0001392, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 410A Saint Francis Avenue, Nashville, TN 37205.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Paolo Tramontano

Amy Rene Tramontano, spouse of Grantor, hereby Joins in on this conveyance to convey any marital interest she may have in the subject property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paolo Tramontano & Amy Rene Tramontano, the within named 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 at office in Goodlettsville, Tennessee on this the 17th day of January, 2018.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $523,500.00.

Affiant

Sworn to and subscribed before me, this 17th day of January, 2018.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County