# WARRANTY DEED

JM-HF-18-910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,990.00.

Ann Marie Walp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

**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) |
|---|---|---|
| **Ann Marie Walp and Keith Walp** | **United Home Loans, Inc.** | |
| (NAME) | (NAME) | **82-4-393.00** |
| **910 Petway Avenue** | **4 Westbrook Corporate Center, Suite 650** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Westchester, IL 60154** | |
| (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, **4JSAP, INC., A NEVADA CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN MARIE WALP AND KEITH WALP, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, of record in Plat Book 57, Page 131, as revised in Book 421, Page 114, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to 4JSAP Inc., a Nevada Corporation, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, recorded July 18, 2017 in Instrument No. 20170718-0072123; further being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Georgia M. Shannon, unmarried, recorded July 18, 2017 in Instrument No. 20170718-0072122 and further being the same property conveyed to Georgia M. Shannon, unmarried, by Warranty Deed from Protential Inc., recorded March 13, 2012 in Instrument No. 20120313-0021588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 57, Page 131 and Plat Book 421, Page 114, Register's Office for Davidson County, Tennessee.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **910 Petway Avenue, Nashville, Tennessee 37206**.

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.

Bill Garrett Davidson County
Batch# 63411 **DEEDWARR**
02/28/2018 09:47:09 AM 2 pgs
Fees: $13.00 Taxes: $1,405.96

20180228-0018643

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2018.

4JSAP, Inc., a Nevada Corporation

BY: _____
Damon Parker
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DAMON PARKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of 4JSAP, INC., A NEVADA CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 23rd of February, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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