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Warranty Deed

Bill Garrett Davidson County Batch# 70102 DEEDWARR 03/16/2018 09:37:42 AM 2 pgs Fees: $13.00 Taxes: $5,439.00 20180316-0024943	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,470,000.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2018 Notary Public My commission expires: 11-3-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan M. Crist Andrea P. Crist	JPMorgan Chase Bank 1111 Polaris Pkwy 4J Columbus, OH 43240	
204 Elmington Avenue		104-10-0-018.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JWMJ LEAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN M. CRIST AND ANDREA P. CRIST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots No. 22 and 23 on the Plan of Joseph Warner Subdivision of record in Plat Book 332, Page 154, in the Register's Office for Davidson County, Tennessee, described more particularly as follows:

Being the Southerly 34 feet of Lot No. 22 and the Northerly 26 feet of Lot 23, and beginning on the Easterly margin of Elmington Avenue, at Anderson's Northwest corner being 162 feet Northerly from the Northerly margin of Early Avenue (now Byron Avenue); thence with said Anderson's Northerly line Eastwardly 189 feet more or less; to the Westerly line of Lot No. 25; thence with the Westerly line of Lot 25 and Lot 20, Northwardly 59 feet more or less, to Harris' Southeast corner, thence with Harris' South line, Westwardly 185 feet more or less, to the Easterly margin of Elmington Avenue; thence with the Easterly margin of said Elmington Avenue, Southwardly 60 feet to the point of beginning.

Being a portion of the same property conveyed to James E. Harbison and Grace Louise Buell, Co-Trustees, and their successors in trust, of the Grace Harding Harbison Irrevocable Marital Trust dated January 7, 2006 by Quitclaim deed from Grace Harding Harbison of record in Instrument No. 20060109-0002962 Register's Office for Davidson County, Tennessee, dated January 7, 2006 and recorded on January 9, 2006.

Being the same property conveyed to JWMJ Lead, LLC by General Warranty deed from James E. Harbison and Grace Louise Buell, Co-Trustees of The Grace Harding Harbison Irrevocable Marital Trust of record in Instrument No. 20160914-0096867 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 204 Elmington Avenue, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2018.

JWMJ Lead, LLC

Jackson Watts Moore, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jackson Watts Moore, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of JWMJ Lead, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of March, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021