THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516329

Bill Garrett Davidson County
Batch# 103107 **DEEDWARR**
06/11/2018 02:19:01 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20180611-0055923

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $120,000.00.

Affiant

Subscribed and sworn to before me, this4th day of June, 2018.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce Alan Good and Adrien Marie Good P.O. Box 58371 Nashville, TN 37205	New Owner	Tax Parcel ID No. 070-05-055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMR Investments, LLC., a Tennessee Limited Liability Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Alan Good and Adrien Marie Good, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Alpine Terrace, as of record in Book 421, Page 131, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 105 feet on the Southerly side of Alpine Park Boulevard and runs back 175 feet, more or less, to Goodrich Sheet and shows 145 feet on said Street.

Being the same property conveyed to JMR Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Salem Forsythe and wife, Judith Robie Forsythe, recorded on the 13th day of February, 2017 in Instrument No. 20170213-0014616, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALPINE TERRACE, as recorded in Plat Book 421, Page(s) 131.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Additional Matters: 2 Negative Pledge Agreements with InsBank refer to a $500,000 loan (copies attached) No loan was found of record in that specific amount. The 2 deeds of trust that were found of record have both been released. The only open Deed of Trust of record is for a prior owner and no release is filed.

This is improved property located at 3216 Alpine Park Avenue Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2018.

JMR Investments, LLC.

By: Joseph M Robert III
Joseph M. Robert, III, Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jody M. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of JMR Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of June, 2018.

Notary Public

