WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JR-18-2407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Stivers St Investments, LLC	**New Owner**	
(NAME)	Bill Garrett Davidson County Batch# 119358 **DEEDWARR** 07/23/2018 02:58:09 PM 2 pgs Fees: $13.00 Taxes: $471.75	**70-5-29.00** **70-5-37.00**
(ADDRESS) **1200 49th Ave. N**	20180723-0071672	
Nashville, TN 37209		
(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, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STIVERS ST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I
2407 Stivers Street, Nashville, Tennessee 37218
Map/Parcel 70-5-29.00

Land in Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of a portion of Lot 13, of the Map of Alpine Terrace, according to the plat and survey of same appearing of record in Instrument No. 20020401-0038780, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract II
2414 Stivers Street, Nashville, Tennessee 37218
Map/Parcel 70-5-37.00

Land in Davidson County, Tennessee, being a part of Lot No. 10 on the Plan of Alpine Terrace Subdivision, as of record in Book 421, Page 131, of the Register's Office for said County, and more particularly described as follows:

Beginning at a point in the easterly margin of Stivers Street 151 feet north of the dividing line between Lots 9 and 10 in the Subdivision; thence with the easterly margin of Stivers Street northwardly 85 feet to a point; thence eastwardly 102 feet to a point in the westerly margin of Goodrich Street; the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence southwardly with the westerly margin of Goodrich Street, thence southwardly with the westerly margin of Goodrich Street 63 feet to a point thence, westwardly 99 feet to the point of beginning.

Being the same property conveyed to JMR Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stephen F. Meade, surviving tenant by the entireties of Helen Katherine Creason Meade, deceased, recorded June 22, 2017 in Instrument No. 20170622-0062875, Register's Office for Davidson County, Tennessee. (as to Tract I)

Being the same property conveyed to JMR Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Talisha Huddleston, a single person, recorded February 13, 2017 in Instrument No. 20170213-0014615, Register's Office for Davidson County, Tennessee. (as to Tract II)

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Instrument No. 20020401-0038780, Register's Office

for Davidson County, Tennessee. (Tract I)
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee. (Tract II)
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7814, Page 403 and Book 7814, Page 444, Register's Office for Davidson County, Tennessee. (Tract I)
- Subject to 2018 County Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2407 and 2414 Stivers Street, Nashville, Tennessee 37218**.

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.

Witness my/our hand(s) this the 20th DAY OF JULY, 2018.

JMR Investments, LLC

BY: _____

Jody Roberts
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY ROBERTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JMR INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of July, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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