RECORDING INFORMATION

Karen Y Johnson Davidson County
Batch# 152804 DEEDWARR
10/19/2018 02:32:37 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20181019-0104007

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $250,000.00.

Affiant

Sworn to and subscribed before me this 12th day of October, 2018.

Notary Public

My Commission Expires: 12/15/21

(SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jackson Valley Land Partners, LLC 6121 Nolensville Pike Nashville, TN 37211	New Owner	072-12-0-304.00

This Indenture is made on the 12th day of October, 2018, by and between **WILMA RAYE GARRISON** ("Grantor"), and **JACKSON VALLEY LAND PARTNERS, LLC** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Burchwood Gardens, Section Two of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 77 feet on the Northerly side of Berkshire Drive and runs back 154.17 feet on the Easterly line and 144.07 feet on the Westerly line to a dead line in the rear on which it measures 90.05 feet.

Being the same property conveyed to Braznell Garrison and wife, Wilma Raye Garrison by Warranty deed from Willie C. Garrison, a widow of record in Book 4354, page 450, Register's Office for Davidson County, Tennessee, dated July 30, 1969 and recorded on July 31, 1969.

Being the same property conveyed to Wilma Raye Garrison by QuitClaim deed from Braznell Garrison of record in Instrument No. 20130102-0000360 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 02, 2013.

This is improved property known as 1927 Berkshire Drive, Nashville, TN 37216.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance to Metro for Water Mains of record in Book 3069, Page 40, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the day and date first appearing above.

GRANTOR:

Wilma Raye Garrison

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WILMA RAYE GARRISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2018.

Notary Public

My Commission Expires: 2/5/19

DONNA A. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
My Comm. Expires Feb. 5, 2019