WARRANTY DEED

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

J-MF-18-2355-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/20/21
(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)
Jeffery Crockett	**The Mortgage Firm, Inc.**	
(NAME) **2355 Couchville Pk.**	(NAME) **921 Douglas Avenue, Suite 200**	**121-00-0-132.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Altamonte Springs, FL 32714**	
(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, **JAC INVESTMENT, 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 **JEFFERY CROCKETT, A SINGLE MAN,** 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 in the Second Civil District thereof: Beginning in the center of the Couchville Pike)formerly Franklin College or Stone's River Pike) at a point which is the northwest corner of J.H. Pulley land; thence easterly and with the center of said Pike, 75 feet to a point; thence southerly and on a straight line 250 feet to a point; thence westerly and parallel to said Pike, 75 feet to a point in the west line of the J.H. Pulley land; thence northerly between parallel lines and along the west line of said J.H. Pulley land, 250 feet to the center of said Couchville Pike, the point of beginning.

Being the same property conveyed to JAC Investment, LLC, a Tennessee Limited Liability Company by Warranty deed from William Fairman, married of record in Instrument No. 20180925-0095121 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018.

This conveyance is subject to:
- Taxes for the year 2019, 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: **2355 Couchville Pk., Nashville, Tennessee 37217**.

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.

Karen Y Johnson Davidson County
Batch# 153489 **DEEDWARR**
10/23/2018 12:47:54 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20181023-0105004

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2018.

JAC Investment, LLC, a Tennessee Limited Liability Company

BY: _____
James A. Crockett, II
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. CROCKETT, II, 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 SOLE MEMBER of JAC INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

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