WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155445 DEEDWARR
10/31/2018 11:36:08 AM 2 pgs
Fees: $13.00 Taxes: $1,300.55

20181031-0107785

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$351,500.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER 2018.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JP INVESTMENT GROUP, LLC	**Same as Owner**	**160-11-B-3.00**
(NAME)	(NAME)	
3612 Dove Creek Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARA LAWSON, A MARRIED WOMAN AND JOHN POOLE, II, A MARRIE MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Lot No. 3 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Sara Lawson and John Poole, II, as joint tenants with Rights of Survivorship by Quitclaim Deed from JP Investment Group, LLC, a Tennessee limited liability company, executed September 4, 2018 and filed for record October 1, 2018, as Instrument Number 20181001-0097377, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5429 Stone Box Lane** **Brentwood, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in 6900, page 103 and corrected in Book 7048, page 81, said Register's Office and (c) Restrictions of record in Book 7022, page 556, Book 7267, page 329 and Book 9163, page 85, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

The property herein conveyed is not the primary residence of either grantor, their spouses, or dependents.

Witness my hand this day of October 2018.

Sara Lawson
Sara Lawson

John Poole, II

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF BRADLEY

Personally appeared before me, the undersigned, of said County, Sara Lawson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cleveland, Tennessee this 22 day of October 2018.

Commission expires: 8-13-22

JANE WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Jane Weaver
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, John Poole, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October 2018.

Commission expires: 7/9/22

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Pam McBroom
Notary Public