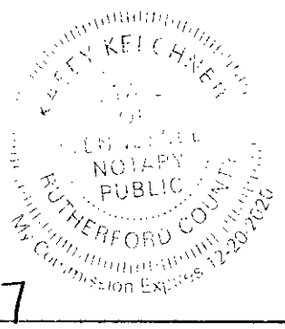
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 13547

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JP Investment Group	NEW OWNER	15007009600
(NAME)	(NAME)	
3612 Dove Creek Rd		
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 158412 **DEEDWARR**
11/13/2018 10:15:22 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20181113-0111524

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The 3361 Country Way Land Trust, Trustee Inc., Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JP Investment Group,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*LLC

Being Lot No 146 on the plan of The Country, Section 4-A, of record in Book 5200, Page 138 and 139, Register's office for Davidson County, tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The 3361 Country Way Land Trust, Trustee Inc., as Trustee, by deed of record in Instrument No. 20141015-009539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3361 Country Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 7th day of November, 2018.

The 3361 Country Way Land Trust, Trustee Inc., Trustee

State of Tennessee
County of Rutherford

On this the 7th day of November, 2018, before me personally appeared Kirk Whitworth, President of Trustee Inc., as Trustee of The 3361 Country Way Land Trust, to me known to be the person described in and who will execute the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: _____

File No.: 13547

