WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172205 DEEDWARR
12/10/2018 10:35:18 AM 2 pgs
Fees: $13.00 Taxes: $166.50

20181210-0119941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF DECEMBER 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**	**148-08-0-219.00**
(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, **MICHAEL W. NORTHERN AND LAKESHA NORTHERN, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILIBY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot. No 33 on the Plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Northern, and wife, Lakesha Northern, by Warranty Deed, from Carolyn Lawrence, married, executed October 13, 2005 and recorded October 19, 2005 of record in Instrument Number 20051019-0125892, Register's Office for Davidson County, Tennessee. The said Michael W. Northern and Lakesha Northern have since divorced and are now both unmarried.

unimproved ☐
This is improved ☒ property, known as **4665 Long Branch** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to any conditions, easements or 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 and (b) all matters appearing on the plan of record in Plat Book 5200, page 85, said Register's Office. This conveyance is made subject to a short sale agreement and this property may not be sold within 30 days of this transfer and is further prohibited form any resale with a gross sales price greater than 120 percent of this transaction for a minimum of 90 calendar days of this transfer.

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 hand this 7th day of December 2018.

Michael W. Northern

Lakesha Northern

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 7th day of December 2018.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 7th day of December 2018.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public