WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173601 **DEEDWARR**
12/13/2018 10:26:51 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20181213-0121303

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jackson Valley Land Partners, LLC	New Owner	72-16-285
(NAME)	(NAME)	
2004 Sheridan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183222

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, Robert Emmett O'Rourke, III and Kerry Anne O'Rourke, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jackson Valley Land Partners, LLC, a Tennessee limited liability 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 21, Porter Heights, Part Two of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert Emmett O'Rourke, III and Kerry Anne O'Rourke, husband and wife, by Warranty Deed from Carrie A. Nalls, unmarried dated December 20, 2013 and filed of record in Instrument No. 20131223-0129150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2004 Sheridan Road, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3RD day of December, 2018

Robert Emmett O'Rourke, III

Kerry Anne O'Rourke

STATE OF HAWAII)
COUNTY OF HONOLULU) SS

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Emmett O'Rourke, III and Kerry Anne O'Rourke, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3RD of December, 2018.

Francis Zuckerman
My Commission Expires:
~~February 14, 2020~~

Notary Public
My Commission Expires:

Francis Zuckerman NOTARY PUBLIC Comm. No. 16-55 STATE OF HAWAII

Doc. Date: NONE #Pages: 2
Notary Name: Francis Zuckerman First Circuit
Doc Description: WARRANTY DEED

03 DEC 2018
Notary Signature Date

Francis Zuckerman NOTARY PUBLIC Comm. No. 16-55 STATE OF HAWAII