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Karen Y Johnson Davidson County
Batch# 174559 DEEDWARRSP
12/17/2018 08:58:55 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20181217-0122113

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
Attn: Christopher M. Corriveau

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James Pate 808 Kirkwood Avenue Nashville, TN 37204	New Owner	16108002300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **JAMES PATE,** an individual (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J M M, LLC,** a Tennessee limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed this 14th day of December, 2018.

GRANTOR:

J M M, LLC

By: _____
Mark Mahan Janbakhsh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Mark Mahan Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole Member of J M M, LLC, ("**Grantor**"), and is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office this 14th day of December, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $425,000.00.
Subscribed and sworn to before me this the 14th day of December, 2018.

Affiant

Notary Public

My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Legal Description

A tract of land lying in Nashville, Davidson County, Tennessee, also being Lot l on the Map of Kingswood Park, as of record in Book 2900, Page 70, at the Register's Office for Davidson County, Tennessee, and being more particularly described as:

Beginning at an iron rod in the Southerly right of way of Brewer Drive, said point being the Northwesterly corner of the herein described tract and the Northeastern corner of the Sang Joo Lee property as described in Deed Book l1652, page 946 of the Register's Office for Davidson County;

Thence with a curve to the left, having a Delta Angle of 07 degrees 53 minutes 44 seconds, a Radius of 820.00 feet, an Arc Length of 113.00 feet, a Chord Dearing of North 81 degrees 50 minutes 09 seconds East, and a Chord Length of 112.91 feet to an iron rod, the Northwest corner of the Pope Family, LP property as described in Deed Book 10352, Page 596 of the Register's Office for Davidson County;

Thence with Pope's West line, South 09 degrees 19 minutes 42 seconds East, a distance of 323.93 feet to an iron rod;

Thence north 83 degrees 55 minutes 43 seconds West, a distance of 156.01 feet to an iron road at Lee's Southeast corner;

Thence with Lee's East line, North 01 degrees 48 minutes 18 seconds West, a distance of 287.27 feet to the POINT OF BEGINNING and containing 40,335 square feet or 0.9263 acre, more or less.

Being the same property conveyed to J M M, LLC, a Tennessee limited liability company by Warranty Deed from Pope Family, LP, a Tennessee limited partnership, dated February 22, 2012, recorded February 23, 2012, of record in Instrument No. 20120223-0015643, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Davidson County taxes for the year 2019 and thereafter, not yet due and payable.

2. All matters appearing on the Map of Kingswood Park, as of record in Book 2900, Page 70, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2693, page 153; as amended and supplemented in Book 3030, page 491; and in Book 3177, page 227, Register's Office for Davidson County, Tennessee.