Karen Johnson Davidson County
Batch# 191159 DEEDWARR
02/04/2019 09:42:07 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190204-0010182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/9/2022

(AFFIX SEAL) RACHEL L. WISCHMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investments, LLC, a Tennessee Limited Liability Company		051-08-0-149.00
	(NAME)	
502 N Garden Street, Ste. 208		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark H. Thomasson and wife, Karen Lee Thomasson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that 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. 1, ON THE PLAN OF SECTION ONE, MORNINGSIDE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 76, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEGINNING AT A POINT IN THE SOUTH MARGIN OF DUE WEST AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY MARKED ON SAID PLAN MRS. W. A. CORE, AT A CONCRETE MONUMENT; THENCE WITH THE MARGIN OF DUE WEST AVENUE, EASTERLY 39.65 FEET TO ANOTHER CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE IN A SOUTHEASTERLY DIRECTION AROUND SAID CURVE, 47.1 FEET TO THE WESTERLY MARGIN OF CORELAND DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 120 FEET TO THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 127.25 FEET TO A POINT IN THE LINE OF SAID MRS. W.A. CORE'S PROPERTY; THENCE WITH THE LINE OF THE SAME, NORTHERLY 160 FEET TO THE BEGIN

BEING THE SAME PROPERTY CONVEYED TO MARK H. THOMASSON AND WIFE, KAREN LEE THOMASSON , BY WARRANTY DEED FROM WILLIAM W. MANNING AND BETTY JO R. MANNING, OF RECORD IN BOOK 8435, PAGE 395, DATED AUGUST 30, 1991, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 106 Due West Avenue East, Madison, TN 37115
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 1st day of February, 2019.

Mark H. Thomasson

Mark H. Thomasson

Karen Lee Thomasson

Karen Lee Thomasson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark H. Thomasson and wife, Karen Lee Thomasson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires: 1/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072