WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10.12.2020
(AFFIX SEAL)

O-BR-18-2028B

STATE OF TENNESSEE NOTARY PUBLIC AMANDA S. WILLIAMS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maura Franklynn Ellis	New Owner	
(NAME)	(NAME)	**083-03-1L-002.00-CO**
2028 B Straightway Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JDF PREMIUM INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAURA FRANKLYNN ELLIS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. B on the Plan of 2028 Straightway AvenueTownhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Staraightway AvenueTownhomes, of record in Instrument No. 20171006-0103077, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to JDF Premium Investments, LLC, a Georgia Limited Liability Company by Quit Claim deed from Equity Trust Company Custodian FBO Guy R. Plummer, IRA as to a 68.30% undivided interest and Guy R. Plummer as to a 31.69% undivided interest and Torque Development Group, LLC as to a .01 % undivided interest of record in Instrument No. 20171006-0103075 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 06, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2017106-0103077, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20171006-0103076, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2028 B Straightway Ave., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 191537 **DEEDWARR**
02/04/2019 02:21:39 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20190204-0010490

Witness my/our hand(s) this the 31 DAY OF JANUARY, 2019.

JDF Premium Investments, LLC, a Georgia Limited Liability Company

BY: _____
Joseph D. Fiddelman
Sole Member

STATE OF GEORGIA
COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH D. FIDDELMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDF PREMIUM INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Rebecca Lynn Wright
Notary Public
My Commission Expires: 01/24/2022
(SEAL)

REBECCA LYNN WRIGHT
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires January 24, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212