WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00. Affiant Subscribed and sworn to before me on February 25, 2019. NOTARY PUBLIC My Commission Expires:

File #2019-8

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 198979 DEEDWARR
02/26/2019 09:12:13 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190226-0017176

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Leslie Justice 7837 Highway 100 Nashville, TN 37221	Same as Owner	156-00-0-133.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL ANDREW JUSTICE, JR. AND JO ANNE JUSTICE KING**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAMES LESLIE JUSTICE, UNMARRIED**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, as shown on the map entitled Plat of Paul A. Justice Subdivision, of record in Plat Book 6200, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Paul A. Justice and wife, Lola J. Justice, by deed from Charline Baker Duffie, of record in Book 5950, page 722, dated October 1, 1982, said Register's Office. Paul A. Justice, Sr. and wife, Lola J. Justice then conveyed said property to Jo Anne Justice AND Paul A. Justice, Sr., Trustees, by Quitclaim Deed of record in Book 6769, page 483, dated January 21, 1986, said Register's Office. Paul A. Justice, Sr. died on or about November 10, 2000, leaving Jo Anne Justice, Trustee, now known as Jo Anne Justice King, Trustee, as the sole surviving trustee of the Paul A. Justice, Sr. Trust. For further reference see Quitclaim Deed of record as Instrument No. 20120417-0032540, dated April 16, 2012, said Register's Office. Jo Anne Justice King, Trustee further conveyed said property to Paul A. Justice, Jr., James Leslie Justice and Jo Anne Justice King, by Quitclaim Deed of record as Instrument No. 20190211-0012413, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependent.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7837 Highway 100, Nashville, TN 37221.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on February 22, 2019.

Grantor:
Paul Andrew Justice Jr
by Jo Anne Attorney in Fact
Paul Andrew Justice, Jr. by Jo Anne Justice King, Attorney in Fact

Jo Anne Justice King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JO ANNE JUSTICE KING**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **PAUL ANDREW JUSTICE, JR.**, and who acknowledged that such person executed the same as the free act and deed of **PAUL ANDREW JUSTICE, JR.**

Witness my hand, at office, this 22nd day of February, 2019.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JO ANNE KING JUSTICE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2019.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY