G#31790-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 215794 DEEDWARR
04/10/2019 08:17:13 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

2019-1399

20190410-0032400

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of April, 2019.

(Affix Seal) Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC, 6970 Moores Lane, Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Shaw Sperko 1350 Rosa L Parks Blvd, Unit 417 Nashville, TN 37208	F & M Bank 50 Franklin Street Clarksville, TN 37040	081-16-0-753-00

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, I/we, **JDG Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan Shaw Sperko, single man**, hereinafter called the Grantee(s), 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. 2 on the Final Plat of Hope Gardens, of record in Instrument No. 20171004-0102059, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to JDG Investments, LLC, by Warranty Deed from TriTrust Investments General Partnership, dated October 16, 2015, of record in Instrument No. 20151019-0105907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as: 1023 10th Ave N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 8th day of April, 2019

JDG Investments, LLC, By: Jamont Gordon, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Jamont Gordon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of JDG Investments, LLC. the with in named bargainor, a limited liability company, and that such Managing Member as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

Witness my hand and seal this 8th day of April, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County