Karen Johnson Davidson County
Batch# 225477 DEEDWARR
05/03/2019 10:20:00 AM 2 pgs
Fees: $13.00 Taxes: $2,560.40

20190503-0041530

WARRANTY DEED

2019-1405

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2019.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

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#:
Dallas K. Thompson 1021 10th Aveue N Nashville, TN 37209	NEW OWNER	081.16-0-641.00

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**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dallas K. Thompson**, 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:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot #1 on the Final Plat of Hope Gardens of record in Instrument No. 20171004-0102059 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the subject property.

Being part of the same property conveyed to JDG Investments, LLC, by Warranty Deed from TriTrust Investments General Partnership, dated October 16, 2015 and recorded October 19, 2015 in Instrument No. 20151019-0105907, said Register's Office.

( ) unimproved
This is (X) improved property know as 1021 10th Aveue 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 17th 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 within named bargainor, a limited liability company, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the JDG Invesments, LLC, a limited liability company as Managing Member.

Witness my hand and seal this 17 of April , 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County