39B

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0998

Karen Johnson Davidson County
Batch# 232296 DEEDWARR
05/20/2019 02:35:32 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20190520-0047487

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2019

Notary Public

Commission Expires: 3/8/22

ANGELA HOUSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Turnbull and James Butts 1815 A Guest Drive Nashville, TN 37216	NEW OWNER	Part of 073-09-0-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Turnbull and James Butts, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Guest Drive Cottages, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20180831-0086556, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as Exhibit thereto, and the By-Laws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete description of the property.

Being a portion of the same property conveyed to Virginia Evans by Warranty deed from Nolland F. Cottrell and wife, Beth W. Cottrell of record in Instrument No. 20041005-0119963 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 05, 2004.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Virginia Evans, married of record in Instrument No. 20180820-0082381 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1815 A Guest Drive, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of May, 2019.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Managing Member of Jackson Valley Land Partners, LLC, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of May, 2019.

Notary Public
My Commission Expires: 12/15/21

(Notary Seal)

