Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

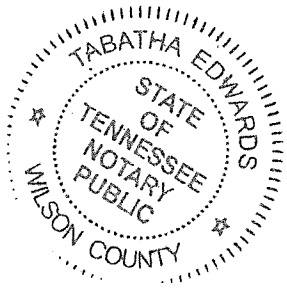
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 266,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May 2019

Notary Public
My commission expires: 11-5-19



Karen Johnson Davidson County
Batch# 234450 DEEDWARR
05/24/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20190524-0049433

Address of New Owner:	Send Tax Bills to:	Tax Information
James Morris 3211 Cynthia Lane Nashville, TN 37207	New Owner	050-14-0-182.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMS Property Group, LLC, a Colorado limited liability company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **James Morris, a single man** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 298 on the Plan of Section Two Parkwood Estates, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 298 fronts 75.0 feet on the westerly margin of Cynthia Lane and extends back 136.67 feet on the northerly line and 138.34 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Wanda M. Mosley and Eula M. Mosley, both single persons by Warranty Deed from Joyce R. Simpson, a single person, dated August 27, 1990 of record in Book 8183, page 368, Register's Office for Davidson County, Tennessee. Eula M. Mosley having since died on June 16, 2003 leaving all interest in said property to Wanda M. Mosley. Further, being the same property conveyed to Wanda M. Mosley and Phillip Mosley Jr., tenants in common with right of survivorship by Quitclaim Deed from Wanda M. Mosley dated October 3, 2018 of record as Instrument No. 20181004-0098847, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JMS Property Group, LLC by Warranty Deed from Wanda M. Mosley and Phillip Mosley Jr., tenants in common with right of survivorship, dated December 22nd, 2018, of record as Instrument No. 20190513-0044636, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **3211 Cynthia Lane, Nashville, TN 37207.**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 22nd day of May 2019.

JMS Property Group, LLC
A Colorado limited liability company

By: _____
Triston Jacobs
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Triston Jacobs Authorized Representative of **JMS Property Group, LLC a Colorado limited liability company,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument on behalf of the limited liability company for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of May 2019.

_____
Notary Public

My Commission expires: 9/5/2021

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2019046219

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

