This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $211,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191717	Affiant Sworn to and subscribed before me this 28th day of May, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2019, among:

DARRYL BENNETT, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Karen Johnson Davidson County
Batch# 236534 **DEEDWARR**
05/30/2019 10:03:47 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20190530-0051157

JMR INVESTMENTS LLC
A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darryl Bennett, unmarried by Warranty deed from Wilson Enterprises Inc., a Tennessee Corporation of record in Book 11763, page 362, Register's Office for Davidson County, Tennessee, dated November 30, 1999 and recorded on December 01, 1999.

Being the same property conveyed to Renaissance Residential Properties, a Tennessee corporation by Quitclaim deed from Darryl Bennett, not married of record in Instrument No. 20050328-0032490 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on March 28, 2005.

Being the same property conveyed to Darryl Bennett, unmarried by Quitclaim deed from Renaissance Residential Properties of record in Instrument No. 20050523-0057934 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 23, 2005.

Being also known as 3311 Park Ave Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Darryl Bennett

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Darryl Bennett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: JMR Investments LLC
Address: 3311 Park Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: JMR Investments LLC
Address: 209 Woodford PL
City, State, Zip: Nashville TN 37215

Tax ID: 092-13-0-177.00