Karen Johnson Davidson County
Batch# 237527 DEEDWARR
06/03/2019 09:18:33 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20190603-0052276

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JAMS Investments, LLC 4791 Highway 48 Cumberland Furnace, TN 37051	JAMS Investments, LLC 4791 Highway 48 Cumberland Furnace, TN 37051	034030-B-20600CO

THIS INDENTURE, made this 31st day of May, 2019 between

Sara T. Brown, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

JAMS Investments, LLC

of Dickson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Being Unit No. 206, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums as recorded in the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, which amends Lot 1, Churchill Crossing, in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sara T. Brown by Warranty Deed dated 2/9/1995 from Richard A. Burris and wife, Misty P. Burris of record in Book 9598, Page 414, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 206 Churchill Crossing, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets his/her hand and seal the day and year first above written.

Sara T. Brown

Sara T. Brown

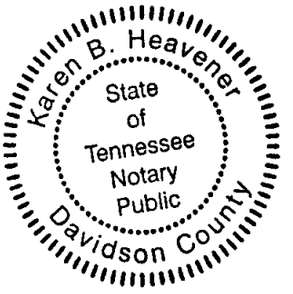
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sara T. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of May, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Sara T. Brown

Affiant

Sworn to and subscribed before me, this 31st day of May, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

