WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Y-VRES-19-143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: ___ (AF

Karen Johnson Davidson County
Batch# 241558 **DEEDWARR**
06/11/2019 10:00:22 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20190611-0055890

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wilson Franklin Harwood	**US Bank Home Mortgage**	
(NAME)	(NAME)	**071-04-0-013.00**
143 Gordon Terrace	**4801 Frederica St**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JTM GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILSON FRANKLIN HARWOOD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 30 feet of Lot No. 39 and the West 35 feet of Lot No. 41 on the Map of John L. Cordon Subdivision of record in Book 843, page 61, Register's Office for said county.

Said parts of said lots adjoin and front together 65 feet on the Northerly side of Gordon Terrace and run back between lines, 280.7 feet, more or less, on the West line of part of Lot No. 39, and 282 feet, more or less, on the East line of part of Lot No. 41 to a dead line in the rear on which they measure 65 feet, more or less. Said description is taken from a copy of a survey thereof made July 31, 1948, by Hal R. Swann, Jr., Surveyor.

Being the same property conveyed to JTM Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Crystal Marie Glasgow, unmarried and Inola Gay Duke, unmarried of record in Instrument No. 20190123-0006535 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 23, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **143 Gordon Terrace, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 7th DAY OF JUNE, 2019.

JTM Group, LLC

BY: _____
Justin Miller
Member

BY: _____
Tara Miller
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JTM GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JTM GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212