WARRANTY DEED

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

J-JP-19-6205-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
JP Investment Group, LLC	**New Owner**	
(NAME) **6205 Bent Wood Drive**	Karen Johnson Davidson County DEEDWARR Batch# 244544 2 pgs 06/17/2019 03:07:01 PM Fees: $13.00 Taxes: $773.30 20190617-0058182	**164-13-0-120.00**
(ADDRESS) **Antioch, TN 37013**		
(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, **JOHNNY LOGAN AND WIFE, MARION LOGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot 24, SECTION ONE, TREEHAVEN, as shown on plat of record in Plat Book 9700, Page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Travis Lamar Logan, unmarried, by Warranty Deed from Julian D. Gardner and wife, Charhonda L. Gardner of record in Instrument No. 20060809-0098232, in the Register's Office of Davison County, Tennessee, dated August 3, 2006 and recorded August 9, 2006.
The said Travis Lamar Logan having since died intestate on April 1, 2019, leaving Johnny Logan and Marion Logan as his heirs-at-law as noted in Affidavit's of Heirship of record in Instrument No. 20190617-0058180 & 20190617-0058181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TREEHAVEN, as recorded in Plat Book 9700, Page(s) 579.

- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 11588, Page 484 as amended in Book 11669, Page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133359; Instrument No. 20041103-0133360; Instrument No. 20060724-0089079; Instrument No. 20060724-0089081.

- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 19991216-0303934 and Instrument No. 20000809-0079074.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6205 Bent Wood Drive, Antioch, Tennessee 37013**.

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 13th DAY OF JUNE, 2019.

Johnny Logan

Marion Logan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2019.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2019.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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