WARRANTY DEED

Karen Johnson
Batch# 244544
06/17/2019 03:07:01 PM
Fees: $13.00 Taxes: $958.30

Davidson County
DEEDWARR
2 pgs

20190617-0058183

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

J-JP-19-06205-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

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)
Dustin Benjamin Jones and Latoria Denee Jones	**Wells Fargo Bank, NA**	
(NAME) **6205 Bent Wood Dr**	(NAME) **2801 4th Avenue South**	**164-13-0-120.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Minneapolis, MN 55408**	
(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, **JP INVESTMENT 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 **DUSTIN BENJAMIN JONES AND LATORIA DENEE JONES, HUSBAND AND WIFE, AS JOINT TENANTS,** 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 JP Investment Group, LLC by Warranty Deed of Record in Instrument NO: 20190617-0058182 in the 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 and Instrument No. 20060724-0089081.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 19991216-0303934 and Instrument No. 2000809-0079074.

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

This is **improved** property known as: **6205 Bent Wood Dr, 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.

JP Investment Group, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of JP INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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