Karen Johnson Davidson County
Batch# 249805 DEEDWARRSP
06/27/2019 03:43:51 PM 4 pgs
Fees: $23.00 Taxes: $3,626.00
20190627-0062747

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
4013 Travis Drive LLC 615 Main Street, Suite 214 Nashville, TN 37206	[SAME]	13315010100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JWC FAMILY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **4013 TRAVIS DRIVE LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 4013 Travis Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $980,000.00.

Meredith May
Affiant

Subscribed and sworn to before me this the 21st day of June, 2019.

Notary Public

My Commission Expires:

JANE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the ____ day of June, 2019.

GRANTOR:

JWC FAMILY, LLC, a
Tennessee limited liability company

By: Christine C Palmer
Christine C. Palmer, its Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Christine C. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the manager of JWC Family, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand and seal at office this 20th day of June, 2019.

Notary Public

My Commission Expires:
1-3-23

KELLY LOUIS WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 &16 on the Plan of Travis Park, as shown on plat of record in Plat Book 3700, Page 61 and Plat Book 3700, Page 62, as amended in Book 4400, Page 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to JWC Family, LLC, by Warranty Deed of record in Book 10748, Page 808, in the Register's Office for of Davidson County, Tennessee

Exhibit B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete ALTA/NSPS land title survey of the Property.

2. Taxes and assessments for the year 2019, not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 3700, Page 61 and Plat Book 3700, Page 62, as amended in Book 4400, Page 127, in the Register's Office for Davidson County, Tennessee.