39B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/8/21
File No. G19-5575

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 251968 DEEDWARR
07/02/2019 03:05:11 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190702-0064723

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scot A. McFarland	CAPSTAR BANK	51-12-104
(NAME)	(NAME)	
352 BEECH AVE	2002 RICHARD JONES RD #300A	
(STREET ADDRESS)	(STREET ADDRESS)	
MADISON TN 37115	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **JKW Ventures, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scot A. McFarland, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15, on the Map of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, Pages 83 and 84, Rgister's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JKW Ventures, LLC, a Tennessee Limited Liability Corporation, by Deed dated June 15, 2018 from Sharon Gannon Stubblefield Rourke, sole heir at law of Waymon D. Gammon, deceased, recorded June 21, 2018, in Book 20180621-0059854, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 83-84, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 352 Beech Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the

said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of June, 2019.

JKW Ventures, LLC, a Limited Liability Company

By: _____
Kim Witamyer, Member

By: _____
Jason Witamyer, Member

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, of the state and county mentioned, personally appeared Kim Witamyer and Jason Witamyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of JKW Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Kim Witamyer and Jason Witamyer as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in White House, Tennessee, this 28th day of June, 2019.

_____
Notary Signature

Printed Name: Michael T. Moser

My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066