WARRANTY DEED

Karen Johnson Davidson County
Batch# 260937 DEEDWARR
07/23/2019 11:04:32 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20190723-0072156

B-JR-19-03219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(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)
Jorge Leon	new owner	
(NAME)	(NAME)	**070-09-0-079.00**
3219 Curtis St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **ER LAND HOLDINGS, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORGE LEON,** 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:

Davidson County, Tennessee, Described as follows: to-wit: Land in Davidson County, Tennessee, being a part of the Estate of J. W. Curtis Willed or Deeded to J. E. and L. G. Curtis.

BEGINNING at the northeast corner of a two acre lot sold to J. F. Cole with said line southwest 398 feet; thence at right angles in a southeasterly direction 210 feet to Terrance Avenue; with Terrace Avenue about I5 feet; thence parallel with Cole's line to Curtis Street about 385 feet; thence with Curtis Street to the beginning 219 feet, containing about two acres, more or less.

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above property having heretofore been conveyed to Florence Follis Highsmith by deed of record in Book 1562, page 321, and Deed of Correction of record in Book 3614, page 354, Register's Office for said County, described as follows: BEGINNING at an iron stake at the northeast corner of the boundary line of W. R. Tyler's land and running in a southeasterly direction I96 feet; thence at right angles in a northwesterly direction 65 feet; thence at right angles in a northeasterly direction parallel with W. R. Tyler's line 196 feet to Curtis Street; thence at right angles in the southeasterly direction along Curtis Street 65 feet to the beginning stake.

ALSO INCLUDED in the above description but EXCLUDED therefrom is a portion of the above property having heretofore been conveyed to Frances Maxeen Follis Pedersen by deed of record in Book 2488, page 59, Register's Office for said County, described as follows: BEGINNING at an iron stake at the southeast corner of the boundary line of John F. Cole's lands and running in a southwesterly direction 196 feet; thence at right angles in a southeasterly direction 65 feet; thence at right angles in a northeasterly direction parallel with John F. Cole's line I96 feet to Curtis Street; thence at right angles in a northwesterly direction along Curtis Street 65 feet to the beginning stake.

Being the same property conveyed to ER Land Holdings, GP by Warranty Deed from Troy A. Kelley, unmarried of record in Instrument No. 20180201-0010140 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on February 1, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3219 Curtis St., Nashville, Tennessee 37218**.

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 18th DAY OF JULY, 2019.

ER Land Holdings, GP

JMR Investments, LLC

BY: _____
Joseph M. Roberts, III, Managing Member

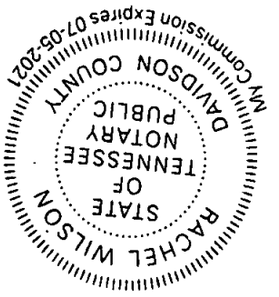
Ewing Holdings, LLC

BY: _____
Anthony Ewing, Sole Member

State of Tennessee
County of Davidson

On this the 18 day of July, 2019, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of ER Land Holdings, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of ER Land Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 18 day of July, 2019.



_____
Notary Public

My Commission Expires:

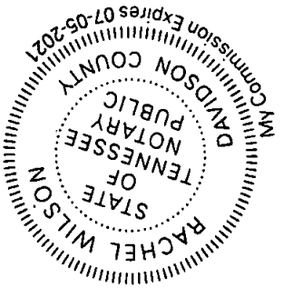
State of Tennessee
County of Davidson

On this the 18 day of 18, 2019, before me personally appeared Anthony Ewing to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Sole Member of Ewing Holdings, LLC, Partner of ER Land Holdings, GP, the within named bargainor, a partnership, and that he as such Sole Member of Ewing Holdings, LLC, partner of ER Land Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 18 day of July, 2019.

_____
Notary Public

My Commission Expires:



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