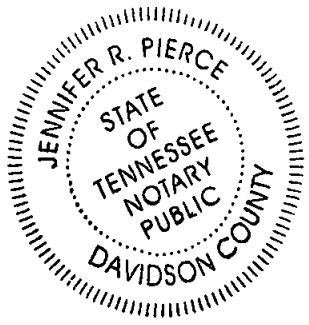


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29th day of August, 2019.

NOTARY PUBLIC

My commission expires: 11-8-24

Karen Johnson Davidson County
Batch# 281741 DEEDWARR
09/06/2019 08:58:27 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190906-0090017

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
I J Holding, LLC	SAME AS NEW OWNER	15000003500
(NAME)	(NAME)	
205 Chapel Court South		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		

Warranty Deed

For and in Consideration of the sum of $170,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Deborah C. Amos, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **I J Holdings, LLC, a Wyoming limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, being parts of Lot Nos. 4 & 5 as shown on the unrecorded plan of the Sandy Richardson Land and being a part of the unrecorded tract adjoining the East margin of Lot No. 10 on the plan of the Foster Lands of record in Plat Book 2, Page 157, Chancery Court for said County, described according to a survey of Sandy Richardson Land made by T.R. Sanford, Surveyor, dated July 14, 1958, and a more recent survey by Hal R. Swann, Jr. dated February 22, 1965, as follows:

BEGINNING at a point in the southerly margin of Anderson Road, being the northeast corner of Lot No. 10 of said Foster Lands; thence along the east margin of said Lot No. 10 south 2 degrees 57 minutes W 365.5 feet, more or less, field measurement, to the northeast corner of said cemetery, in all 102 feet to a point; thence northwardly the total of 373.4 feet, more or less field measurement, to a point in the south margin of Anderson Road; thence westwardly along the south margin of Anderson Road 100 feet to the point of beginning.

Being the same property conveyed to Lawrence C. Amos and wife, Deborah C. Amos by deed from Frankie Ann Wood, unmarried, of record in Book 8856, Page 167, said Register's Office. The said Lawrence C. Amos having since deceased.

This property is __unimproved _X_improved property known as: 3155 Anderson Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of August, 2019.

Deborah C Amos

Deborah C. Amos

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122