WARRANTY DEED

Karen Johnson Davidson County
Batch# 297947 DEEDWARR
10/09/2019 09:32:52 AM 2 pgs
Fees: $13.00 Taxes: $429.20
20191009-0103413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JP Investment Group, LLC	**Same as Owner**	**108-12-0-124.00**
(NAME)	(NAME)	
PO Box 2019		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **KRISTY MOORE A/K/A KRISTY M. MOORE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 59 B, East Lake Subdivision, Zone Lot Division of Lots 33, 34, 59 and 60, Section Three, as of record in Plat Book 5200, page 678, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristy Moore a/k/a Kristy M. Moore, unmarried by Warranty Deed from Alan Sims and wife, Chareda Sims, executed August 6, 2010, recorded August 10, 2010, Instrument Number 20100810-0063253, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3237 Lakeford Drive** **Nashville, TN** **37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been prorated and paid by the seller; (b) all matters appearing on the plan of record in Plat Book 5200, page 342 and Plat Book 5200, page 678, said Register's Office; (c) Restrictions of record in Book 5761, page 355 and Book 6079, page 648, said Register's Office.

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. 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 hand this 8th day of October 2019.

Kristy M. Moore

Kristy M. Moore

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Kristy M. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of October 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public