WARRANTY DEED

Karen Johnson Davidson County
Batch# 299571 DEEDWARR
10/11/2019 09:15:01 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20191011-0104324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00 .**

Peyman Noman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER 2019.

Monika Love
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MONIKA LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

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
Peyman Noman	**Same as Owner**	**13311007800**
(NAME)	(NAME)	
4729 Danby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEYMAN NOMAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, 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. 17 on the Plan of Valley View Meadows, Section One, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Samuel Farris Baird, dated September 18, 2019, recorded September 20, 2019, of record in Instrument Number 20190920-0095597, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **301 Elysian Fields Road** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37211** (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 assumed by the buyer; (b) all matters appearing on the plan of record in Book 3500, page 69, 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 10th day of October 2019.

JP Investment Group, LLC

By: Pam McBroom

PamMcBroom, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Authorized Agent of JP Investment Group, LLC, the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of October, 2019.

Monika Love
Notary Public

My Commission Expires: 9-7-2021

