Karen Johnson Davidson County Batch# 301832 DEEDWARR 10/16/2019 01:26:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20191016-0106138	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $750,000.00. Affiant Subscribed and sworn to before me, this the 16th day of October, 2019. Notary Public My Commission Expires: 3/8/2022

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	133-14-0-096.00	New Owner

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of October, 2019, by and between **J M M, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), and **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**, a Tennessee non-profit corporation (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

BEING all of Lot 1, Final Plat, K.B. Everly Subdivision, Lot 1, Revision 1, according to survey and plat of same appearing in Instrument No. 20120713-0061733, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

BEING the same property conveyed to J M M, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, dated March 13, 2014, recorded March 17, 2014, of record in Instrument No. 20140317-0021624, Register's Office

for Davidson County, Tennessee.

This is improved property located at: **454 Elysian Fields Road, Nashville, TN 37211**

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2019 which have been prorated between the parties; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 16th day of October, 2019.

GRANTOR:

J M M, LLC,
a Tennessee limited liability company

By: _____
Mahan Mark Janbakhsh, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mahan Mark Janbakhsh, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Manager of J M M, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of J M M, LLC, by the said Mahan Mark Janbakhsh as its Manager.

WITNESS my hand and Notarial Seal this 16th day of October, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

