Karen Johnson Davidson County
Batch# 302704 DEEDWARR
10/18/2019 02:30:36 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20191018-0106962

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192287

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $220,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Sworn to and subscribed before me this 17th day of October, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 17th day of October, 2019, among:

JOSHUA ALEXANDER WILLIAMS, SUCCESSSOR TRUSTEE OF THE HAROLD E. WILLIAMS IRREVOCABLE LIVING TRUST

of DAVIDSON County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of DAVIDSON County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

BEING Lot No. 49 on the Map of Dalewood, Section 1, of record in Book 1484, Page 108, Register's Office for said County, described as follows; BEGINNING at a point in the Southerly margin of Berrywood Road, the common corner of Lots 24 and 49; thence with the line between said Lots, Southerly 121.5 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, Easterly 140.7 feet to the Westerly margin of Pinewood Road; thence with the margin of the same, Northerly 124.7 feet to the beginning of a curve; thence with said curve, Northwesterly 38.3 feet to the Southerly margin of Berrywood Road; thence with the margin of the same, Westerly, along a slight curve, 95 feet to the Beginning.

Being the same property conveyed to Harold E. Williams and wife, Freddie M. Williams, (now deceased), by deed dated October 26, 1955 and recorded December 6, 1955 from Richard H. Fulton and wife, Jewel S. Fulton, of record in Book 2485, page 37 and being further conveyed to Harold E. Williams, as Trustee of the Harold E. Williams Revocable Living Trust, by deed dated August 28, 2001 and recorded September 25, 2001 from Harold E. Williams, of record in Instrument Number 20010925-010375, Register's Office for Davidson County, Tennessee. The said Harold E. Williams and Freddie M. Williams having since died leaving Joshua Alexander Williams as successor Trustee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-2252

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Harold E. Williams Irrevocable Living Trust

BY: Joshua Alexander Williams

Joshua Alexander Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Joshua Alexander Williams, successor trustee of The Harold E. Williams Revocable Living Trust, the within named bargainor(s), 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 17th day of October, 2019.

NICK HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: James and Meg Investments, LLC
Address: 5016 Spedale Ct #301
City, State, Zip: Spring Hill, TN 37174

Responsible Party For Taxes:

Name: James and Meg Investments, LLC
Address: 5016 Spedale Ct #301
City, State, Zip: Spring Hill, TN 37174

Tax ID: 072-08-0-111.00