ADDRESS NEW OWNER: JP Investment Group, LLC
P.O. Box 2019
Antioch, TN 37013

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 304213 DEEDWARRSP
10/22/2019 01:44:57 PM 2 pgs
Fees: $13.00 Taxes: $362.60
20191022-0108293

MAP-PARCEL NOS. 043-05-0-197.00 & 043-05-0-196.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nashville Post Office Credit Union, a Tennessee domestic non-profit corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JP Investment Group, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 23, 24, and westerly 25 feet of Not No. 25, on the Plan of Overlook Estates, Block "B", as of record in Plat Book 834, Page 105, Register's Office for Davidson County, Tennessee.

Said Lots 23, 24, and part of 25 front a total of 125 feet to the northerly margin of Wiley Street and extends back between parallel lines 135 feet to a line of the rear measuring 125 feet.

Being the same property conveyed to Nashville Post Office Credit Union, a Tennessee domestic non-profit corporation, from Mike Hinton, Successor Trustee, by Trustee's Deed recorded on June 26, 2019, in Instrument No. 20190626-0061905, Register's Office for Davidson County, Tennessee.

This is property with a common address of 301 Wiley Street, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 834, Page 105, Register's Office for Davidson County, Tennessee.(3) Articles of Amendment to the Charter of Nashville Post Office Credit Union of record in Book 7657, Page 574; Book 8278, Page 158; and Instrument No. 20010628-0068530, Register's Office for Davidson County, Tennessee.(4) Any and all restrictions and easements of record.

PROPERTY CONVEYED "AS IS."

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-SM 19-301

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that is has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of October 2019.

Nashville Post Office Credit Union

By: _____ Manager
Mike Hinton, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mike Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that s/he is Manager of Nashville Post Office Credit Union, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand and official seal at office this 18th day of October 2019

_____
NOTARY PUBLIC
My Commission Expires: 11/3/20

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $98,000.00.

_____
Affiant

Subscribed and sworn before me this 18th day of October 2019.

_____
Notary Public
My Commission Expires: 11/3/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

File No. 1910K226