Karen Johnson Davidson County
Batch# 311358 DEEDWARRSP
11/05/2019 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,557.70
20191105-0114373

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE4th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-22

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey L. Deaton and Beth Deaton, husband and wife 1110 Chester Ave. Nashville, TN 37206	Jeffrey L. Deaton and Beth Deaton, husband and wife	072-14-0-078.00 and

For and in consideration of the sum of Four Hundred Twenty-One Thousand And No/100 Dollars ($421,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JRM Finance, LLC, a California Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeffrey L. Deaton and Beth Deaton, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chesterfield Place of record in Plat Book 332, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Southerly side of Chester Avenue and runs back 206.5 feet on the Westerly line and 211 feet on the Easterly line to a dead line on which it measures 50.2 feet.

Being the same property conveyed to Edward Arnett Gentry and wife, Margaret Gentry, by Warranty Deed from Charles H. Turner and James K. Wall of record in Book 3894, page 204, Register's Office for Davidson County, Tennessee, dated May 21, 1965 and recorded on May 25, 1965. (Value or consideration shown in aforementioned deed $0.00.)

Affidavit of Heirship recorded in Instrument No. 20171204-0123619, in Instrument No. 20020301-0025956 and in Instrument No. 20171204-0123618

Being the same property conveyed to Inova, One LLC, a Wyoming limited liability company, by Warranty Deed from Edward Amett Gentry, Jr., William Gentry, Beverly Gentry ,Victory Gentry and Ashley Gentry of record in Instrument No. 20171204-0123620 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on December 04, 2017. (Value of consideration shown in aforementioned deed $211,000.00.)

Being the same property conveyed to JRM Finance, LLC by Trustee's Deed from Wilson & Associates, PLLC of record in Instrument No. 20190606-0054337 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 06, 2019. (Value of consideration shown in aforementioned deed $364,171.00.) Being also known as 1110 Chester Ave. Nashville, Tennessee 37206.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 1110 Chester Ave., Nashville, TN 37206

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this _____ day of _____, 2019.

Lighthouse Management, LLC, a California Limited Liablity Company, as Manager for
JRM Finance, LLC, a California Limited Liability Company

BY: _____
Stephen L. Pollack, Manager

STATE OF CA

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Stephen L. Pollack, Manager of Lighthouse Management, LLC, a California Limited Liability Company for JRM Finance, LLC, a California Limited Liability Company , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____

Notary Public

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

SEE ATTACHED ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 4, 2019 before me, Tracey Williams, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stephen Pollack
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TRACEY WILLIAMS
Notary Public - California
Los Angeles County
Commission # 2156244
My Comm. Expires Jun 11, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020