WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2019

Notary Public

Commission Expires: 01-10-2023

(Affix Seal)

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Karen Johnson Davidson County
Batch# 317928 DEEDWARR
11/20/2019 02:50:30 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20191120-0120070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Core Properties, LLC	Same as Owner	044-05-0-168
1118 Lochland Drive	(NAME)	
(ADDRESS) Gallatin, TN 37066-5712	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PHILLIP POYNOR** and **BRADLEY BARRETT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J CORE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, AND ITS SUCCESSORS 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. 4 on the Plan of Hadley Subdivision, of record in Book 547, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Poynor and Bradley Barrett, as joint tenants with right of survivorship by Deed dated June 15, 2018 from Gordon H. Thompson, a married man, and Preston Lohmeyer, a married man, recorded June 18, 2018, in Instrument Number 20180618-0058202, in the Official Records of Davidson County, Tennessee.

Further being the same property subjected by Phillip Poynor and Brradley Barrett, as "Developer" therein, to a Tennessee Horizontal Property Regime formerly known as 302 Ensley Avenue, pursuant to Master Deed of record in Instrument No. 20191028-0110345, Register's Office for Davidson County, Tennessee, and as amended by First Amendment to Master Deed modifying the name of the Horizontal Property Regime to 304-306 Ensley Avenue, of record in Instrument No. 20191120-0119992 in said Register's Office. Grantee accepts in connection with this conveyance the assignment of Grantor's rights, duties and obligations as Developer as described in said Master Deed and First Amendment to Master Deed, to be evidenced by Assignment executed contemporaneously herewith and to be recorded in conjunction with this conveyance.

This is improved property formerly known as 302 Ensley Avenue, Old Hickory, TN 37138, now known as 304-306 Ensley Avenue, Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

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, successors 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, successors 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.

PHILLIP POYNOR, GRANTOR

BRADLEY BARRETT, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Phillip Poynor and Bradley Barrett, with whom I am personally acquainted and who in my presence affixed their signatures to the within instrument, and upon oath acknowledged that they did so freely and voluntarily, and for the purposes therein contained.

Witness my hand this November 14, 2019.

NOTARY PUBLIC

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020

201911200120070