WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER 2019.

Notary Public

Commission Expires: 01-10-2023

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 317969 DEEDWARR
11/20/2019 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20191120-0120117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Core Properties, LLC	SAME	**Lot 5:044 05 0 241.00** **Lot 6:Previously part of 044 05 0 241.00** **Currently 044 05 0 246.00**
(NAME)	(NAME)	
1118 Lochland Drive		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066-5712		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Phillip Poynor and Bradley Barrett, tenants in common with rights of survivorship,** 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, ITS SUCCESSORS AND ASSIGNS, THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hadley Subdivision, of record in Book 547, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is unimproved property formerly being a part of 0 Ensley Avenue, Old Hickory, TN 37138, now known as 302 Ensley Avenue, Old Hickory, TN 37138.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is unimproved property formerly being a part of 0 Ensley Avenue, Old Hickory, TN 37138, now known as 300 Ensley Avenue, Old Hickory, TN 37138.

Parcel 1 and Parcel 2 being the same property conveyed to Phillip Poynor and Bradley Barrett, joint tenants with rights of survivorship by Quitclaim Deed dated October 28, 2019 from S. Nixon Pressley, Trustee, recorded October 28, 2019 in Instrument Number 20191028-0110316, Register's Office for Davidson County, Tennessee. Having been previously conveyed to the said Phillip Poynor and Bradley Barrett by warranty deed of record in Instrument No. 20180618-0058201 in said Register's Office the referenced Quitclaim Deed being a strawman quitclaim deed for purposes of separating the above-described parcels.

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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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.

Witness our hands this 14th day of November 2019.

Phillip Poynor, Grantor

Bradley Barrett, Grantor

STATE OF TENNESSEE
COUNTY OF **WILSON**

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Phillip Poynor and Bradley Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence affixed their signatures to the within instrument, and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of November 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 SEPT. 7, 2020

Notary Signature

My Commission Expires: September 7, 2020

201911200120117