WARRANTY DEED

Karen Johnson Davidson County
Batch# 318872 DEEDWARR
11/25/2019 10:42:57 AM 2 pgs
Fees: $13.00 Taxes: $299.70

20191125-0121383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JP Investment Group, LLC	**Same as Owner**	**050-07-0-009.00**
(NAME)	(NAME)	
PO Box 2019		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **BRENDA K. MELSON, AN UNMARRIED PERSON** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 57 on the Plan of Section Four Village by the Creek Subdivision of record in Plat Book 6250, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda K. Melson, unmarried by Warranty Deed from Jimmy E. Allen, Jr., married, executed April 10, 2012, recorded April 13, 2012 as Instrument No. 20120413-0031810, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property; known as **3516 Moorewood Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37207** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6250, page 89, said Register's Office; (c) Restrictions of record in Book 6364, page 91, said Register's Office.

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 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 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 my hand this 22nd day of November 2019.

Brenda K. Melson

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Brenda K. Melson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of November 2019.

Commission expires:
7/9/22

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public