WARRANTY DEED

Karen Johnson Davidson County
Batch# 342591 DEEDWARR
01/13/2020 02:02:02 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20200113-0004538

J-DK-19-1727

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-16-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JP Investment Group, LLC	**New Owner**	
(NAME)	(NAME)	**81-11-345.00**
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THEODORE BRITTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 285 on the Map of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, and described according to a survey and plat made by Norris H. Hickerson, Surveyor, dated April 26, 1954, as follows:

Beginning at a stake in the westerly margin of 14th Avenue North, said stake being located north 37 degrees west 595 feet from the northerly margin of Wheeless Street, passing the common corner of Lots Nos. 284 and 285 at 550 feet; running thence south 53 degrees west, with an old established wire fence, and parallel to Wheeless Street, 170 feet to an iron pin in the easterly margin of a 16 foot alley; thence with the easterly margin of said 16 foot alley, north 37 degrees west 55 feet to the common corner of Lots Nos. 285 and 286; thence with the original lot line of Lots Nos. 285 and 286, north 53 degrees east 170 feet to the westerly margin of 14th Avenue North, being the common corner of Lots Nos. 285 and 286; thence with the westerly margin of 14th Avenue North, south 37 degrees east 55 feet to the point of beginning.

Being the same property conveyed to Theodore Britton and wife, Joan D. Britton by Warranty Deed from Metropolitan Development and Housing Agency, recorded December 9, 1999 in Instrument No. 19991209-0301431, Register's Office for Davidson County, Tennessee.
The said Joan D. Britton having since died on December 3, 2013 leaving Theodore Britton as the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Subject to 2020 county property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1727 14th Avenue North, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 9th DAY OF JANUARY, 2020.

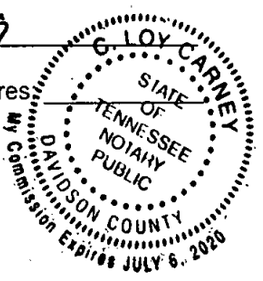
Theodore Britton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE BRITTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2020.

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212