WARRANTY DEED

Karen Johnson Davidson County
Batch# 349000 DEEDWARR
01/27/2020 11:21:38 AM 2 pgs
Fees: $13.00 Taxes: $225.70

20200127-0009495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY 2020.

Notary Public

MY COMMISSION EXPIRES: .

(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**	**142-10-0A-011.00**
(NAME)	(NAME)	
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **CAROL STRINGER, AN UNMARRIED WOMAN**, 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 GRANTEE, IT'S SUCCESSORS AND/OR 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 Unit 6A of Weston Way Condominiums, Phase II, a Horizontal Property Regime, as shown on Exhibit "C" in the Master Deed of Weston Way Condominiums, Phase II, a Horizontal Property Regime pursuant to Tennessee Code Annotated Section 66-27-101, et. seq. of record in Book 5935, page 676, as amended in Book 6360, page 557 (Addition of New Units), Book 7571, page 115, Book 8560, page 34 and Instrument No. 20130222-0018132, Register's Office for Davidson County Tennessee, to which reference is hereby made for more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Weston Way Condominiums, Phase II, a Horizontal Property Regime contained in said Master Deed, the plat filed at Exhibit "C" to said Declaration appearing in Book 6360, page 577 (Addition of New Units) and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Carol Stringer, unmarried, by Warranty Deed from Lucian Andrew Morris and wife, Ann Marie Morris, executed August 16, 2002, recorded October 11, 2002, of record in Instrument No. 20021011-0125035, Register's Office for Davidson County Tennessee

unimproved ☐
This is improved ☒ property, known as **7321 Weston Way** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37221** (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) 2020 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 5210, page 89, said Register's Office; (c) Restrictions of record in Book 5423, page 573, Book 5426, page 157, Book 5935, page 676, Book 6370, page 577, Book 7517, page 115, Book 5717, page 131, Book 8560, page 34 and Instrument Number 20130222-0018132, said Register's Office; (d) By-Laws of record in Book 5935, page 684 (Exhibit "B" of Master Deed), 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 24th day of January 2020.

Carol A Stringer

Carol Stringer

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Carol Stringer, 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 24th day of January 2020.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public