Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 6028
1-14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 351518 DEEDWARR
01/31/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200131-0011603

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

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
Amanda Carter & Alexander Carter	**Mortgage Investors Group**	**080-12-0-130.00**
(NAME)	(NAME)	
2701 Hydes Ferry Drive	**8320 East Walker Springs Lane Ste 205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Knoxville, TN 37923**	
(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, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA CARTER AND ALEXANDER CARTER, WIFE AND HUSBAND**, 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. 38 on the Plan of River Meadows, Section 2 of record in Plat Book 11700, page 21 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Vanessa Lynn Greer, an unmarried woman, executed October 30, 2019, recorded November 1, 2019, Instrument Number 20191101-0112495, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2701 Hydes Ferry Road** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37218** (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 11700, page 21, 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 30th day of January 2020.

JP Investment Group, LLC

By: _____
Johnnie B. Poole, II, Sole Member

ACKNOWLEDGMENT

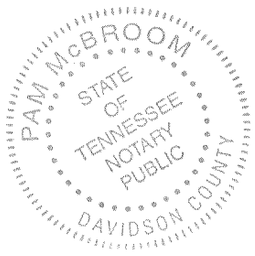
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Johnnie B. Poole, II, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Sole Member of JP Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of January 2020.

_____
Notary Public

My Commission Expires: 7/9/22



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

