WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020..

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FVJV LTD, a Texas Limited Partnership	Accurasystems Inc.	05413012300
(NAME) 326 Clay Rd.	(NAME) 326 Clay Rd.	Karen Johnson Davidson County Batch# 358117 DEEDWARR 02/13/2020 01:21:30 PM 3 pgs Fees: $18.00 Taxes: $4,902.50 20200213-0016754
(ADDRESS) Sunnyville, TX 75182	(ADDRESS) Sunnyville, TX 75182	
(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 considerations, the receipt of which is hereby acknowledged, I/we James Neill Jobe Jr. and Memarie C Jobe, HUSBAND AND WIFE, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto FVJV LTD, a Texas Limited Partnership, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lot No. 11, Plan of Lie and Casualty Insurance Co's Subdivision of Dabbs and Elliots property known as Dupontia (Book 843, Page 56, Register's Office for said County) and being bounded on the North by Thomas Dolan on the East by U.S. Government Property (Old Hickory Lake) on the South by J. Michael Lynch and on the West by Lakeshore Drive and being described according to a mortgage loan inspection whose description is derived from adjacent deeds of the aforementioned surrounders by Campbel McRae and Associates (Glenn McRae, TN RLS #1673) dated 07/15/1997 more particular as follows:

Beginning at a point in the center of Lakeshore Drive said point being the Southwest corner of Lot 11, Plan of Life and casualty Insurance Co's Subdivision of Dabbs and Elliots Property known as Dupontonia (Book 843, Page 56, Register's Office for said County); thence with said centerline of Lakeshore Drive North 10°40' West, 136.30 feet to a point; thence leaving centerline with the Southerly line of the Thomas Dolan Property (Book 4611, Page 194, Register's Office for said County) North 59°42' East 201.3 feet to a point in the Westerly line of the U.S. Government Property (Old Hickory Lake) ; thence with said U.S. Government Property the following to calls; South 46°22'29" East 61.30 feet to a point; South 22°21'03" East. 90.62 feet to a point in the Northerly line of Lot 12 of said Life and Casualty Subdivision (Book 843, Page 56, Register's Office for said County) thence with said line South 63°45' West 234 feet (Deed) 257.8 feet (meas) to the point of beginning.

Being the same property conveyed to James N. Jobe Jr, a single man by Warranty Deed from David C. Braunscheidel and wife, Christine a. Braunscheidel dated 08/14/2009 in Instrument No. 200908200078369 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Neill Jobe, Jr. and Memarie G. Jobe by Quit Claim Deed from James N. Jobe, Jr., dated 03/05/2015, of record in Instrument 201503120021102, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3223 Lakeshore Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of February, 2020.

James Neill Jobe Jr.

Memarie C Jobe

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Neill Jobe Jr. and Memarie C Jobe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of February, 2020.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, **Jennifer Pennell,** 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.

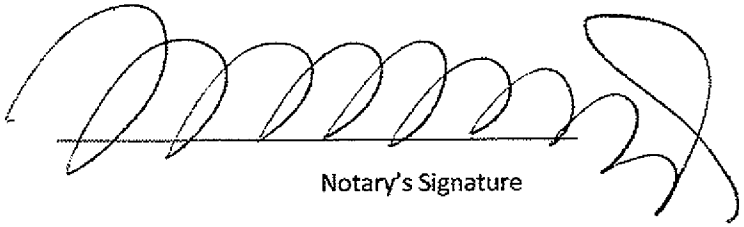


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

