Karen Johnson Davidson County
Batch# 361657 DEEDWARR
02/24/2020 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200224-0019820

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 424 Church Street, Suite 2000, Nashville, TN 37219

File No.: TN-NAS-200005-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson Valley Land Partners, LLC		072-16-0-258.00
(NAME)	(NAME)	
1510 Dugger Drive	6121 Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT F. BROWN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON VALLEY LAND PARTNERS, 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. 34 on the Plan of Dugger Heights, Part of the J.M. Beasley Tract (unrecorded) of record in Plat Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 Fronts 75 feet on the West side of Dugger Drive and runs back between lines, 167.4 Feet on the North Line and 167.5 Feet on the South Line, to a dead line in the rear on which it measures 75 Feet.

Being the same property conveyed to Robert F. Brown by Warranty deed from Larry W. Reese and wife, Connie Reese of record in Book 8955, page 480, Register's Office for Davidson County, Tennessee, dated May 19, 1993 and recorded on May 21, 1993. Further, being the same property conveyed to Robert F. Brown by Quitclaim deed from Charlene Denise Cooper-Brown of record in Book 10956, page 669, Register's Office for Davidson County, Tennessee, dated April 04, 1998 and recorded on June 02, 1998.

unimproved ☐
This is improved ☒ property, known as 1510 Dugger Drive, Nashville, TN 37206
(House No.) (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 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 our hands this 18th day of February, 2020.

Robert F. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2020, before me personally appeared Robert F. Brown to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18th day of February, 2020

Commission Expires: 11-20-2023

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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.

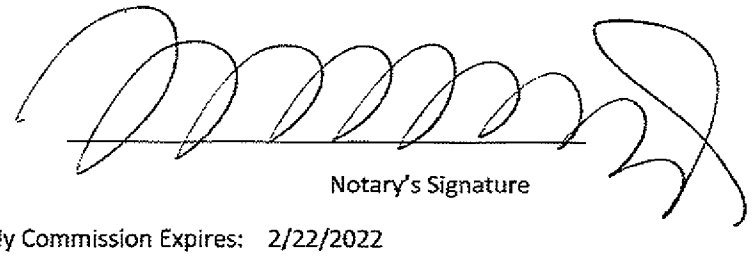


Signature

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

