WARRANTY DEED

Karen Johnson Davidson County
Batch# 372362 **DEEDWARR**
03/13/2020 03:08:31 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200313-0028375

Y-SRN-20-2232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Aaron Frank, Trustee of The Kowabunga Trust under Agreement dated March 6, 2020	**New Owner**	
(NAME) **PO Box 340020**	(NAME)	**072-08-0-111.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON FRANK, TRUSTEE OF THE KOWABUNGA TRUST UNDER AGREEMENT DATED MARCH 6, 2020,** 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 Lot No. 49 on the Map of Dalewood, Section 1, of record in Book 1484, Page 108, Register' s Office for said County, described as follows:

Beginning at a point in the Southerly margin of Berry wood Road, the common corner of Lots 24 and 49; thence with the line between said lots, Southerly 121.5 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, Easterly 140.7 feet to the Westerly margin of Pinewood Road; thence with the margin of the same, Northerly 124.7 feet to the beginning of a curve; thence with said curve, Northwesterly 38.3 feet to the Southerly margin of Berry wood Road; thence with the margin of the same, Westerly, along a slight curve, 95 feet to the beginning.

Being the same property conveyed to The Harold E. Williams Revocable Living Trust by Quitclaim deed from Harold E. Williams of record in Instrument No. 20010925-0103715 Register's Office for Davidson County, Tennessee, dated August 28, 2001 and recorded on September 25, 2001.

Being the same property conveyed to James and Meg Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Joshua Alexander Williams, Successor Trustee of The Harold E. Williams Irrevocable Living Trust of record in Instrument No. 20191018-0106962 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1729, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2232 Pinewood Rd, Nashville, Tennessee 37216**.

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 assigrs 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 10th DAY OF MARCH, 2020.

James and Meg Investments, LLC

BY: _____
James Cheek
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CHEEK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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