THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325935

Karen Johnson Davidson County
Batch# 395095 **DEEDWARR**
05/04/2020 10:48:42 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20200504-0046230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JMR Investments, LLC.	JMR Investments, LLC.	Tax Parcel ID No.
209 Woodford Place	209 Woodford Place	092-06-0-472.00
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chapman Development, LLC., a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JMR Investments, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 68, Map of Faulconer & Ashcrafts Subdivision, Lots 18 & 19, Boyd McNairy Tract, according to survey and plat of record in Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being part of the same property conveyed to Chapman Development, LLC, a Tennessee limited liability company by Warranty Deed from Kwame Asare and Serwaa Asare, Husband and Wife, recorded on the 24th day of January, 2018 in Instrument No. 20180124-0007454, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAULCONER & ASHCRAFTS, as recorded in Plat Book 57, Page(s) 121, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2601 Batavia Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2020.

Chapman Development, LLC

By: _____
Robert Ryan Chapman, Sole Member

FLORIDA
STATE OF ~~TENNESSEE~~,
COUNTY OF ~~DAVIDSON~~
MANATEE

Before me, the undersigned, of the State and County aforesaid, personally Robert Ryan Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my ~~hand~~ and official seal. at office in ~~Nashville, Tennessee~~ Holmes Beach, FL, this 24 day of April, 2020.

_____
Notary Public

TODD R. MCINTYRE
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
Bonded Thru Notary Public Underwriters