Karen Johnson Davidson County
Batch# 408450 **DEEDWARR**
06/01/2020 10:58:42 AM 2 pgs
Fees: $13.00 Taxes: $1,060.05

20200601-0055941

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 10/31/2023

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Derek Clements	New Owner	82-13D-108CO
(NAME) 512 Madison Street	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, WE,

JAR LAND & INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN DEREK CLEMENTS,

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 Unit No. 108, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAR Land & Investments, LLC, a Texas Limited Liability Company by Deed dated July 13, 2017 from Kristin Mitchell, an unmarried woman, recorded July 21, 2017, in Instrument Number 20170721-0074131, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 512 Madison St., Nashville, TN 37208

LT&E File #16567

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/our hand(s) this 19 day of May, 2020

JAR Land & Investments, LLC, a Texas Limited Liability Company

By: _____
Justin Russell, Member

By: _____
Alexandra Russell, Member

STATE OF Texas
COUNTY OF Taylor

Before me, Brandi Hartsfield of the state and county mentioned, personally appeared Justin Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of JAR Land & Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Justin Russell as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 19th day of May, 2020.

_____
Notary Signature

BRANDI HARTSFIELD
Notary ID #131549314
My Commission Expires
April 30, 2022

My commission expires: 04/30/2022

STATE OF Texas
COUNTY OF Taylor

Before me, Brandi Hartsfield of the state and county mentioned, personally appeared ~~Justin~~ Alexandra Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of JAR Land & Investments, LLC, the within named bargainor, a Limited Liability Company, and that such ~~Justin~~ Alexandra Russell as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 19th day of May, 2020.

_____
Notary Signature

BRANDI HARTSFIELD
Notary ID #131549314
My Commission Expires
April 30, 2022

My commission expires: 04/30/2022

LT&E File #16567