WARRANTY DEED

Karen Johnson Davidson County
Batch# 419254 DEEDWARR
06/18/2020 01:31:16 PM 2 pgs
Fees: $13.00 Taxes: $714.10
20200618-0064400

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Haley & Houston Haley	new owners	**071-05-0-083.00**
(NAME) **2119 Westwood Ave**	(NAME) 2119 Westwood Ave	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville TN 37212	
(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, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL HALEY AND BENJAMIN HOUSTON HALEY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Nos. 283, 284, and 285 of the Map of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Lisa Phelps, Executrix of the Estate of Mary L. Gunn, executed June 16, 2020 and filed for record in Instrument Number 20200618-0064399, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1711 Roger Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37207** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 332, page 140, said Register's Office.

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 hand this 16th day of June 2020.

JP Investment Group, LLC

By: _____
Johnnie B. Poole, II, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Johnnie B. Poole, II, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Chief Manager of JP Investment Group, LLC, the within named bargainor, a Tennessee limited liability company and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of June 2020.

_____
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY