THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200325567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2020.

Notary Public
My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 444734 **DEEDWARR**
07/28/2020 10:56:43 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20200728-0082571

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JMS Property Group 246 Fairway Dr. Nashville, TN 37214	New Owner	Tax Parcel ID No. 095-07-007.00

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, **Donna Susan Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JMS Property Group, LLC, a Colorado 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:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 99 on the Plan of Merry Oaks Subdivision, of record in Book 1835, Pages 67 and 68, in the Register's Office for said County, described as follows:

Said Lot No. 99 is described as beginning at a point in the northerly margin of Fairway Drive; the common corner of Lots 98 and 99; thence with the line between said lots northwardly 114 feet to a concrete monument at the common corner of said lots and lot 100; thence with the line between said lots 99 and 100, northeasterly 132.8 feet to a point in the westerly margin of Blue Hills Drive; thence with the margin of said drive southeasterly 100.2 feet to a concrete monument at the beginning of a curve; thence with said curve southwesterly 81.5 feet to a point in the northerly margin of Fairway Drive; thence with the margin of said drive southwesterly 94 feet to the beginning.

Being the same property conveyed to James B. Schmittou and wife, Audrey C. Schmittou by Warranty Deed from William S. Easley and wife, Bertha H. Easley of record in Book 2808, page 269, Register's Office for Davidson County, Tennessee, dated September 30, 1958 and recorded on October 09, 1958.

Said James B. Schmittou deceased on or about December 10, 2000, leaving Audrey C. Schmittou as surviving tenant by the entirety. The said Audrey C. Schmittou deceased on or about January 28, 2001, intestate; and per Probate at Docket No. 01P-364, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she left one daughter, Donna Susan Wilson, as her only surviving heir at law.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.

This is improved property located at 246 Fairway Drive Nashville TN 37214

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 8th day of July, 2020.

Donna Susan Wilson

Donna Susan Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna Susan Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2020.

Nathan L Powers

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY