WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-C4K-20-4336

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 557639 **DEEDWARR**
01/20/2021 02:45:22 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210120-0008789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JP Investment Group LLC	**New Owner**	
(NAME)	(NAME)	**87-119.00**
5115 Maryland Way, Box 85		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MARVIN J. LAYNE, TRUSTEE AND WILDA J. LAYNE, TRUSTEE OF THE MARVIN J. AND WILDA J. LAYNE REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 lying in the Fourth Civil District of Davidson County, Tennessee, and described according to a survey of John D. McCormick on July 28, 1973, as follows:

Beginning at a point on the southern right of way of Central Pike, being the northeast corner of a tract conveyed to Margaret Sullivan Dixon as recorded in Book 4643, Page 719; thence South 1 deg. 30 min. West for a distance of 150.25 feet; thence South 86 deg. 18 min. West for a distance of 60 feet; thence South 1 deg. 04 min. West for a distance of 181.9 feet; thence South 89 deg. 58 min. East, for a distance of 160.0 feet; thence North 1 deg. 17 min. East for a distance of 330.00 feet to a point in the southerly right of way of Central Pike; thence North 86 deg. 25 min. West, along said right of way of Central Pike, 100.0 feet to the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to Marvin J. Layne and Wilda J. Layne, Trustees of the Marvin J. and Wilda J. Layne Revocable Living Trust by Quitclaim Deed from Marvin Layne and wife, Wilda J. Layne, recorded October 15, 2014 in Instrument No. 20141015-0095258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin Layne and wife, Wilda J. Layne by Warrant Deed from M.P. Sullivan, Jr. and wife, Patricia Sullivan, recorded June 22, 2012 in Instrument No. 20120622-0055004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4336 Central Pike, Hermitage, Tennessee 37076**.

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 assigns 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 19th DAY OF JANUARY, 2021.

The Marvin J. and Wilda J. Layne Revocable Living Trust

BY: _____
Marvin J. Layne
Trustee

BY: _____
Wilda J. Layne
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARVIN J. LAYNE, TRUSTEE of THE MARVIN J. AND WILDA J. LAYNE REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILDA J. LAYNE, TRUSTEE of THE MARVIN J. AND WILDA J. LAYNE REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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