Karen Johnson Davidson County
Batch# 719213 DEEDWARR
09/17/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210917-0125284

WARRANTY DEED

STEVIE E. [illegible]TH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

J-P-21-768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/08/2023
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ARVM 5, LLC	New Owner	
(NAME)	(NAME)	059-10-0-279.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(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, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARVM 5, LLC** 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 in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section 7, Haynes Manor of record in Plat Book 6250, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Johnnie Poole, II, recorded December 2, 2020 in Instrument No. 20201202-0139888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for year 2021, A lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 292, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6632, Page 656, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5092, Page 315, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2810, Page 114, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7430, Page 211 and Book 7430, Page 175, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 768 Garrison Drive, Nashville, Tennessee 37207.

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 10 DAY OF SEPTEMBER, 2021.

JP Investment Group, LLC

BY:_____
Johnnie Poole
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE POOLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JP INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2021.

_____
Notary Public
My Commission Expires:_____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 10, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/15/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15 day of September, 2021.

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL