WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

J-C4K-21-2332

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 800610 **DEEDWARR**
02/04/2022 11:48:22 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20220204-0013281

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JP Investment Group, LLC	**New Owner**	
(NAME)	(NAME)	**135-12-0B-113.00-CO**
5115 Maryland Way		
(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, **THOMAS OSTEEN, UNMARRIED,** 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 in Davidson County, Tennessee, being Lot No. 113 on the Plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village at Fairway Pointe of record in Plat at Instrument No. 20020820-0100664, 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 William E. Green, Jr., unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031015-0152992 Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 15, 2003.

The said WilliamEdward Green, Jr (aka William E. Green, Jr.) having since died Testate on June 1, 2019, The Last Will and Testament of record in Docket# 22P64 recorded inProbate Court for Davidson County, Tennessee.
Order to Expedite Review of Petition and to Admit Will for the Sole Purpose of Establishing Muniment of Title to Real Property is recorded in Instrument No 20220128-0010470 , January 28, 2022 , Registers office for Davidson County, Tennessee. Said Order notes thatThomas Osteenis vested solely as the owner of the real property.

This conveyance is subject to:
• Taxes for the year 2022, a lien not yet due and payable.
• All matters shown on the PUD Boundary Plan of record in Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 11700, Page(s) 49 and 50, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 4660, Page 156, Plat Book 6200, Page 341, Instrument No. 20020710-0083054 and Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, amended in Instrument No. 20000316-0027171, Instrument No. 20010322-0027768, Instrument No. 20000627-0063887, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.

- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
- Easement(s) to Metro of record in Book 4815, Page 425, Book 4821, Page 109, Book 4868, Page 74, Book 7225, Page 239, Book 11594, Page 299, Book 8870, Page 932, Book 8870, Page 887, Instrument No. 20020815-0098780 and Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
- Agreement for Recreation Facilities of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
- Cable Easement of record in Instrument No. 20001012-0101573, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument No. 20001010-0100360 and Instrument No. 20021211-0152724, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10110, Page(s) 854 and 860, Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010314-0024179 and Instrument No. 20020815-0096780, Register's Office for Davidson County, Tennessee.
- Parking Rules of record in Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20090721-0068093, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Page(s) 149-151, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record in Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
- Agreement contained in "Licences to Use Fitness Center & Swimming Pools of record in Instrument No. 20020507-0056329, 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: **2332 Nashboro Blvd, Nashville, Tennessee 37217**.

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 1st DAY OF FEBRUARY, 2022.

Thomas Osteen by Patty Parsons, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY PARSONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS OSTEEN, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS OSTEEN.

Witness my hand and official seal, this the 1st of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

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