File No. 20050080

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/05 09:41 2 pgs
Fees:13.00 Taxes:296.56

20050729-0088729

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JUNE 8, 2008

(AFFIX SEAL)

HOLLY LEIGH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. King	Regions Bank	133-2-344
(NAME)	(NAME)	
324 Harrison Street	500 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, WE, J & B Property Holdings, LLP, a Tennessee limited liability partnership, consisting of Gregory E. Bankston and James M. Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey C. King and wife, Tammy R. King, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 25 on the Map of the McLester Addition to Nolen Heights, of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J & B Property Holdings, LLP by deed from Collins and Company, Inc., dated December 18, 2001, of record in Instrument No. 20020103-0000905, Register's Office, Sumner County, Tennessee.

Subject to the plan of record in Book 421, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 324 Harrison Street, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of July, 2005.

J & B Property Holdings, LLP

By: _____
Gregory E. Bankston, Partner

J & B Property Holdings, LLP

By: _____
James M. Johnston, Partner

Ret: Consumer Trust Title + Escrow LLC 219 Ward Cir. #3 Brentwood, TN. 37027

File No. 20050080
STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory E. Bankston and James M. Johnston with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partners of J & B Property Holdings, LLP, a Tennessee limited liability partnership, the within named bargainor, and limited liability partnership, and that they as such Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability partnership, by the said Gregory E. Bankston and James M. Johnston as such Partners.

Witness my hand and official seal on 7/15/2005.

Sandra Bucher

Notary Public
My Commission Expires: 11-22-08

