WARRANTY DEED

BOX 13
11343

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Smith	New owner	103-2-50
(NAME) 12 Music Circle S.	(NAME)	
(ADDRESS) Nashville, Tn 37203	(ADDRESS)	
(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&J Enterprises, a partnership composed of John T. Duke and Jimmy Rice, and John T. Duke, individually and Jimmy Rice, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Smith, 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 part of Lot No. 20 on the map of the subdivision of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, described according to a survey made by H.B. Fowlkes, July-1945, as follows:
Beginning on the westerly margin of Orlando Avenue at a point 524 feet north of the northerly margin of Burgres Street, said point being the northeast corner of the property conveyed to W.V. Roy and wife, by deed from B.R. Kennedy and wife, of record in Book 1227, Page 117, said Register's Office; thence with said Avenue, north 8 degree 50 minutes east 60 feet; thence north 88 degrees 55 minutes west 150 feet; thence south 9 degrees 20 minutes 52.25 feet to the northwest corner of said Roy property; thence with the northerly line of same, south 85 degrees 30 minutes east 150 feet to the beginning.

Being the same property conveyed to J & J Enterprises, a partnership composed of John T. Duke and Jimmy Rice, by deed of record in Book 7674, Page 464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 217 Orlando Avenue, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 04/12/06 14:15 2 pgs
Fees:13.00 Taxes:481.00
20060412-0042163

Witness my hand this 5th day of April, 2006.

Jimmy Rice, partner

Jimmy Rice, individually

J&J Enterprises, a partnership composed of John T. Duke and Jimmy Rice

By: John T. Duke, partner

John T. Duke, individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared John T. Duke and Jimmy Rice with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of J & J Enterprises, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as partners.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Duke and Jimmy Rice with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State of TENNESSEE
Davidson County