WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 09:59 2 pgs
Fees:13.00 Taxes:4995.00

20081229-0122710

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Gius and Zena Leah Harris	New Owners	
(NAME)	(NAME)	
3811 Trimble Road		130-8-93
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JBS ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. GIUS AND WIFE, ZENA LEAH HARRIS,** 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 29 on the Plan of Sharber's Harding Place Subdivision not of record, and described as follows:

Beginning at a point in the southerly margin of Trimble Road at the corner of Lots Nos. 28 and 29; thence with the line between said lots, southerly 349 feet to a point, the corner of Lots Nos. 8 and 9; thence with the line between Lots 29 and 8, easterly 100 feet to the corner of Lots 7, 8, 29 and 30; thence with the line between Lots 29 and 30, northerly 341 feet to the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the beginning.

Being the same property conveyed to JBS Enterprises, a Tennessee general partnership by deed from Suzanne Ray and husband, Stephen Ray, of record as Instrument No. 20061102-0136219, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3811 Trimble Road, Nashville, TN 37215
(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 19th day of December, 2008.

JBS Enterprises,
a Tennessee general partnership

By: _____ PARTNER
Richards Jason Ellis, Partner

By: _____ Partner
Brian D. Glasser, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richards Jason Ellis and Brian D. Glasser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2008.

Amy Adams Gowan _____ Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010