WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2009.

Notary Public

(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
Aubrey B. Harwell, Jr., Trustee	New Owner	
(NAME) 150 4th Avenue North, Suite 2000	(NAME)	117-12D-1 and 2
(ADDRESS) Nashville, TN 37219	(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, **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL, JR., TRUSTEE, WITH FULL POWER TO SELL, CONVEY AND MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARIES,** HEREINAFTER CALLED THE GRANTEE, 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 Units 1 and 2 of The 1410 Clifton Lane Townhomes, a Horizontal Property Regime with Private Elements and Common Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration and Master Deed Establishing a Planned Unit Development for The 1410 Clifton Lane Townhomes, a Horizontal Property Regime with Private Elements and Common Elements, of record as Instrument No. 20070508-0055386, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The 1410 Clifton Lane Townhomes, a Horizontal Property Regime with Private Elements and Common Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070508-0055386, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to JB Partners, a Tennessee general partnership by deed from William Neal Hargrove, of record as Instrument No. 20081223-0122451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, page 22, Register's Office of said County; (c) easement of record in Book 3933, page 49, Register's Office of said County; and (d) Declaration and Master Deed Establishing a Planned Unit Development for The 1410 Clifton Lane Townhomes, a Horizontal Property Regime with Private Elements and Common Elements, of record as Instrument No. 20070508-0055386, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1410 A & B Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090038710 DEEDWARR
Recvd: 06/10/09 11:52 2 pgs
Fees:13.00 Taxes:647.50
20090610-0053933

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 9th day of June, 2009.

JB Partners,
a Tennessee general partnership

By: _____
Bryan P. Church, Partner

By: _____
Jason Keckley, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan P. Church and Jason Keckley, 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 9th day of June, 2009.

_____
Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011