MAIL - Lawyers

File No. 1003106

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20100030769 DEEDWARR
Recvd: 05/21/10 12:26 2 pgs
Fees:13.00 Taxes:103.79
20100521-0039364

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

MAIL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jones Construction Company	SAME	176050C01800 (Lot 18)
(NAME)	(NAME)	
1925 S.E. Broad Street		176050C01900 (Lot 19)
(ADDRESS)	(ADDRESS)	176050C02000 (Lot 20)
Murfreesboro, TN 37130		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BBC Holdings, Inc., a Tennessee corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jones Construction Company, a Tennessee general partnership,** hereinafter called the GRANTEE, its successors 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 Nos. 18, 19 and 20, on the plan of Waterbrooke, of record in Instrument 200509140110516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being a portion of the same property conveyed to BBC Holdings, Inc. by Successor Trustee's Deed of record in Instrument No. 20080725-0076477 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Instrument No. 200509140110516; Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 200509290117387; Stormwater Detention Agreement Easement of record in Instrument No. 200408170099381; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 18, 19 and 20, Waterbrooke, Antioch, TN

(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 GRANTEE, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, 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 my hand this 12th day of May, 2010.

BBC Holdings, Inc.

BY: _____ VP
Jay H. Luna, Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay H. Luna, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged himself to be a Vice President of BBC Holdings, Inc., the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 12th day of May, 2010.

Commission expires: 3-20-2011

_____
Notary Public

File Number: 1003106

RETURN TO:
Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY