BILL GARRETT, Davidson County
Trans:T20100044414 DEEDWARR
Recvd: 07/20/10 14:39 2 pgs
Fees:13.00 Taxes:412.55
20100720-0056774

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1014**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/30/2010**, by and between **JBT Inc, a Florida Corporation, a corporation**, parties of the first part, and **Elizabeth Ann Woods, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot 201, of Sterling Heights Five, filed of record in Plat Book 1835, Page 37, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 201 fronts 75 feet on the southerly margin of Valeria Street and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to JBT Inc. by deed from GuySkinny, LLC of record as Instrument #20091125-0108217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **119-6-115**
☐ Improved OR
☐ Unimproved property located at: **61 Valeria Street, Nashville, TN 37210**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

JBT Inc, a Florida Corporation

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jonathan Barkman** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Vice President of JBT Inc., a Florida Corporation, and acknowledged that he executed the same as Vice President of JBT Inc., a Florida Corporation for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of June, 2010..

Notary Public

My Commission Expires: 7-5-11

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE KAREN C ASPLINT

****

Owner's Name: **Elizabeth Ann Woods**

and Address: **61 Valeria Street, Nashville, TN 37210**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Proficio Mortgage Ventures, LLC
105 E Robinson Street, Suite 220
Orlando, FL 32801

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$111,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of June, 2010..

Notary Public

My Commission Expires: 7-5-11

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE KAREN C ASPLINT