File No. 100717

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100060360 DEEDWARR
Recvd: 09/24/10 13:00 2 pgs
Fees: 13.00 Taxes: 222.00
20100924-0076263

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee County at Large

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JBT Inc.	Same as new owner	094 01 0 390.00
(NAME)	(NAME)	
1504 Long Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Stephanie Renee Machado, sole heir at law of Thelma Glenn Carney (a/k/a Thelma Glenn Lassiter), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JBT Inc., a Florida corporation, 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 No. 203 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 203 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence Edward Carney and Thelma Glenn Carney by deed from Earby E. Taylor and wife, Mary Ann Taylor, dated May 1, 1967 and recorded on October 4, 1968 in Book 4274, page 770, Register's Office, Davidson County, Tennessee. The said Clarence Edward Carney died intestate on December 7, 1972 leaving his spouse, Thelma Glenn Carney and his children, Linda Carney, Carl Carney and Stephanie Renee Machado as his only heirs at law. The said Linda Carney died intestate on December 26, 1977, leaving her mother, Thelma Glenn Carney, as her only heir at law. The said Carl Carney died intestate on June 5, 2009, leaving his mother, Thelma Glenn Carney, as his only heir at law. The said Thelma Glenn Carney died intestate on July 5, 2010, leaving her only surviving child, Stephanie Renee Machado, as her only heir at law. See Affidavit of Heirship of record in Instrument No. * _____, Register's Office, Davidson County, Tennessee.

*20100924-0076262

unimproved ☐

This is improved ☒ property, known as 1504 Long Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 100717

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 8th day of September, 2010.

Stephanie Renee Machado, sole heir at law of Thelma Glenn Carney (a/k/a Thelma Glenn Lassiter)

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Renee Machado, sole heir at law of Thelma Glenn Carney (a/k/a Thelma Glenn Lassiter), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2010.

Commission expires:

2/28/12

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Notary Public