BILL GARRETT, Davidson County
Trans:T20100060714 DEEDWARR
Recvd: 09/27/10 13:42 2 pgs
Fees:13.00 Taxes:181.30
20100927-0076743

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.: **10-1122**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/14/2010**, by and between **Nathanial B. Gregg, Jr., married, joined by Janice Gregg, his wife**, parties of the first part, and **JBT Inc, a Florida Corporation, a corporation**, 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 part of Lot 63 on the Plan of Brownsville as of record in Plat Book 21, Page 9, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Hickerson & Pleasant Engineering Company November 3, 1966 as follows:

Beginning at a point in the center line of McKinnel Avenue at the northwest corner of the property conveyed to Clyde A. Morgan of record in Book 965, page 399, said Register's Office; thence with said Morgan's westerly line South 1 deg. 05' East 300 feet; thence North 86 deg. 45' West 81 feet to an iron pin; thence North 2 deg. 00' East 300 feet to the center line of McKinnel Avenue; thence with the same easterly 65 feet to the beginning.

Being the same property conveyed to Nathanial B. Gregg, Jr. etux Melba M. Gregg by deed from Mary B. Dennis of record in Book 4960, page 932, said Register's Office Melba M. Gregg being deceased. Janice Gregg, spouse of Nathanial B. Gregg, Jr., joins in this instrument to convey any and all rights she may have; especially her marital rights.

This conveyance is made subject to:

Parcel ID # **72-15-317**
☒ Improved OR
☐ Unimproved property located at: **205 McKennell Drive, Nashville, TN 37206**

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.

Nathanial B. Gregg, Jr.

Janice Gregg

STATE OF **Tennessee**

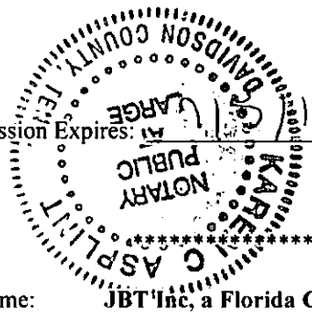
COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nathanial B. Gregg, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. & and Jamie Gregg

Witness my hand and Notarial Seal this 14th day of September, 2010..

Notary Public

My Commission Expires: 7/5/11



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Owner's Name: **JBT Inc, a Florida Corporation**

and Address: **205 McKennell Drive, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

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 **$49,000.00** 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 14th day of September, 2010..

Notary Public

My Commission Expires: 7/5/11

