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.: 10-1193

BILL GARRETT, Davidson County
Trans:T20110001553 DEEDWARR
Recvd: 01/07/11 09:52 2 pgs
Fees:13.00 Taxes:384.26
20110107-0002130

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/31/2010**, by and between **JBT Inc, a Florida Corporation, a corporation**, parties of the first part, and **David G. Winton, 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:

EXHIBIT "A"

LEGAL DESCRIPTION

Being part of Lot 10 on the Map of Broadmoor, Block 'C' , filed of record in Plat Book 547, Page 161, in the Register's Office of Davidson County, Tennessee and described as follows:

Being the westerly part of said Lot No. 10 fronting 77 feet on the northerly side of Maplewood avenue and running back between lines, 150 feet on the easterly line and 153.2 feet on the westerly line, along the easterly margin of Patapsco Street to a dead line in the rear, measuring 47.1 feet thereon, save and except a small triangle taken out of the southwest corner of said lot for the curve at the intersection of Maplewood Avenue and Patapsco Street.

Being the same property conveyed to JBT Inc., a Florida corporation by deed from Evelyn Maxine Cason of record as Instrument No. 20100809-0062562, said Register's Office.

This conveyance is made subject to:

Parcel ID # **61-7-158**
☒ Improved OR
☐ Unimproved property located at: **801 Maplewood Place, Nashville, TN 37216**

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.

Tyler Hall
JBT Inc, a Florida Corporation
Jonathan Bashman

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, Brian Hiatt and Tyler Hiatt fka JBT Inc, a Florida Corporation** 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.

Witness my hand and Notarial Seal this 31st day of December, 2010..

Notary Public

My Commission Expires: 9/5/11

KAREN C. ASHCRAFT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

****

Owner's Name: **David G. Winton**

and Address: **801 Maplewood Place, Nashville, TN 37216**

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

NEW OWNER

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 **$103,854.00** 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 31st day of December, 2010..

Notary Public

My Commission Expires: 3-17-14

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067