WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/11 10:43 3 pgs
Fees:18.00 Taxes:610.50
20110302-0016699

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **February, 2011**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise Stroop	Wells Fargo Bank, N.A.	09401039000
(NAME)	(NAME)	
1504 Long Avenue	2501 Seaport Drive, 4th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chester, PA, 19013	
(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, **Brian Hiatt, Jonathan Barkman and Tyler Hiatt, Individually and as Shareholders of JBT, Inc. a Florida corporation now dissolved**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Louise Stroop, a single person**, hereinafter called the Grantee, her 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 Warranty Deed from Earby E. Taylor and wife, Mary Ann Taylor, dated May 1, 1967 and recorded in Book 4274, page 770, Register's Office for 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. 20100924-0076262, Register's Office for Davidson County, Tennessee. Being further conveyed to JBT Inc., a Florida corporation by Warranty Deed from Stephanie Renee Machado, sole heir at law of Thelma Glenn Carney (a/k/a Thelma Glenn Lassiter), dated September 8, 2010 and recorded in Instrument No. 20100924-0076263, Register's Office for Davidson County, Tennessee. The said JBT Inc having since dissolved and subject property vested in the shareholders, Brian Hiatt, Jonathan Barkman and Tyler Hiatt.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1504 Long Avenue, Nashville, TN 37206

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, has 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 our hands this **8th** day of **February, 2011**

JBT, Inc., formerly a Florida corporation, now dissolved

Brian Hiatt, Individually and as a Shareholder

Jonathan Barkman, Individually and as a Shareholder

Tyler Hiatt, Individually and as a Shareholder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Brian Hiatt, Jonathan Barkman and Tyler Hiatt, Individually and as Shareholders of JBT, Inc., formerly a Florida corporation, now dissolved**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **February, 2011**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

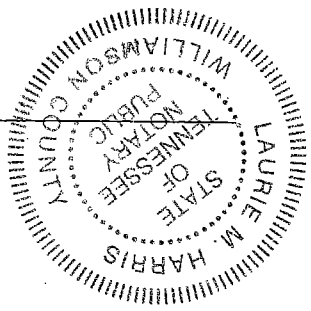
I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).