BILL GARRETT, Davidson County
Trans:T20110051713 DEEDWARR
Recvd: 08/23/11 08:16 2 pgs
Fees:13.00 Taxes:444.00
20110823-0064961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah J. Frierson	First Community Mortgage	**07510011300**
(NAME)	(NAME)	
8305 Gordon Lane	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JABB Enterprises, LLC** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah J. Frierson unmarried**, 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. 58, on the Plan of Hermitage Estates,as of record in Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to JABB Enterprises, LLC by deed dated June 3, 2003 from Henry Bruce Buckner, V of record in Instrument No. 20030603-0075235 said Register's Office for Davidson County, Tennessee.

Henry B. Buckner and Chip Buckner are one and the same person.

unimproved ☐

This is improved ☒ property, known as **8305 Gordon Lane, Hermitage, TN 37076**

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

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 3rd day of August, 2011.

Lori Buckner

Lori Buckner

Henry B. Buckner

JABB Enterprises, LLC

By: Lori Buckner, Chief Manager

By: Chip Buckner, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lori Buckner and Chip Buckner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Chief Manager** and **Secretary** of **JABB Enterprises LLC.**, the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Lori Buckner and Henry B. Buckner**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public