WARRANTY DEED

Record & Return To

BILL GARRETT, Davidson County
Trans:T20110055900 DEEDWARR
Recvd: 09/09/11 09:24 2 pgs
Fees:13.00 Taxes:384.80

20110909-0069946

stion Title & Escrow, LLC
ton Hills Blvd, Suite 175
ashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2011

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Rittenberry	Franklin Synergy Bank	150090A04300 CO
(NAME)	(NAME)	
3029 Owendale Drive	3301 Aspen Grove	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37011	Franklin, TN, 37067	
(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, I/WE, **J & B Holdings, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Rittenberry**, 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. 197 on the plan of Forest View Park, Section VII, a Planned Unit Development, of record in Book 6900, page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J & B Realty Holdings, LLC by Warranty Deed from M-Pulse Properties, LLC, dated October 19, 2010 and filed of record on October 19, 2010 in Instrument Number 20101019-0083745, Register's Office of Davidson County, Tennessee. Previously, being the same property conveyed to M-Pulse Properties, LLC by deed from US Bank National Association, Trustee for Citigroup Mortgage Loan Trust, Inc. dated 9/27/10 of record in Instrument No. 201010150082717, said Register's Office. . Previously, being the same property conveyed to US Bank National Association, Trustee for Citigroup Mortgage Loan Trust, Inc. by deed from US Bank National Association, Trustee for Asset-Backed Pass-Through Certificates Series AHL1 dated 9/27/10 of record in Instrument No. in Instrument No. 201010150082716, said Register's Office. Previously, being the same property conveyed to US Bank National Association, Trustee for Asset-Backed Pass-Through Certificates Series 2007-AHL1, by Substitute Trustee's Deed dated 5/12/10 of record in Instrument No. 201005170037915, said Register's Office. Previously, being the same property conveyed to Kenitra Y. Mayberry by deed from Erin Hardiman dated 9/25/06 of record in Instrument No. 200610180129394, said Register's Office.

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 ☒ property, known as 3029 Owendale Drive, Antioch, TN 37011

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 **31st** day of **August, 2011**

J & B Holdings, LLC

By: John Gallagher, managing member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Gallagher, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the managing member of **J & B Holdings, LLC** and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **J & B Holdings, LLC.**

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2011.

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

MY COMMISSION EXPIRES: _____