BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

G-DR-11-218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Michael Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Nov, 2011.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. Dodson	SAME	
(NAME)	(NAME)	
218 Rose Street		119-1-206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JBT, INC.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. DODSON AND REBECCA DODSON, HUSBAND AND WIFE**, herelnafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL PROPERTY SITUATE IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 162 AND THE EASTERLY 10 FEET OF LOT NO. 161 ON THE PLAN OF OVERHILL CITY AND H.W. FOX SUBDIVISION OF BLOCK NOS. 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 162 AND THE EASTERLY PART OF LOT NO. 161 FRONT TOGETHER 60 FEET ON THE NORTHERLY MARGIN OF ROSE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, LOT 162 RUNNING BACK WITH THE WESTERLY MARGIN OF FOX AVENUE.

BEING THE SAME PROPERTY CONVEYED TO JBT, INC. BY SPECIAL WARRANTY DEED FROM COMMUNITY BANK & TRUST, RECORDED ON THE 2ND DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101202-0096036, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20110075911 DEEDWARR
Recvd: 12/01/11 15:20 4 pgs
Fees:23.00 Taxes:329.30
20111201-0093728

This is
( ) unimproved
(X) improved
property known as 218 Rose Street Nashville, Tennessee 37201
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of Nov., 2011.

JBT, Inc.

By: Tyler Hiatt
Tyler Hiatt, Treasurer/Secretary

Tyler Hiatt
Tyler Hiatt, Individually

STATE OF Florida
COUNTY OF Orange

On this the 28th day of November 2011, before me personally appeared Tyler Hiatt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Treasurer/Secretary of JBT, Inc., the within named bargainor, a corporation, and that he, as such Treasurer/Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of November, 2011.

Lana J. Dahl
Notary Public

LANA J. DAHL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE010808
Expires 9/7/2014

My Commission Expires: 9-7-2014

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Hiatt, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of November, 2011.

Lana J. Dahl
Notary Public

My Commission Expires:

(SEAL)

LANA J. DAHL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE010808
Expires 9/7/2014

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my/our hand(s) this 29 day of November 2011.

JBT, Inc.

By: _____, President
Brian Hiatt, President

_____
Brian Hiatt, Individually

STATE OF TN
COUNTY OF Davidson

On this the 29th November 2011 before me personally appeared Brian Hiatt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of JBT, Inc., the within named bargainor, a corporation, and that he, as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of November, 2011.

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-20-14

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Hiatt, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2011.

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my/our hand(s) this 29 day of November 2011.

JBT, Inc.

By: _____, Vice President
Jonathan Barkman, Vice President

_____
Jonathan Barkman, Individually

STATE OF TN
COUNTY OF Davidson

On this the 29th November 2011, before me personally appeared Jonathan Barkman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of JBT, Inc., the within named bargainor, a corporation, and that he, as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of November, 2011.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Barkman, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2011.

_____
Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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