WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/12 14:44 2 pgs
Fees:13.00 Taxes:1017.50
20120131-0008819

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

12-01-011-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
EUGENE NELSON	" NEW OWNER "	105-14
(NAME) 3701 Meadowbrook Avenue	(NAME)	47.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EUGENE NELSON**, hereinafter called the Grantee(s), his 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 part of **Lot No. 59, on the Plan of Waverly Place**, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and being described according to a survey by Barge, Waggoner, Sumner and Cannon, dated 8/16/77, as follows:

BEGINNING at a point on the easterly margin of Elliott Avenue, said point being 453 feet, more or less, northeast of the intersection of Glenn Avenue and Elliott Avenue, said point also being the northwesterly corner of the Grace M. Willis property of record in Book 3614, page 522, said Register's Office; thence with the Grace M. Willis North line, North 81 deg. 06' 46" East, 287.5 feet to the westerly margin of a 20 foot alley; thence with the same in a northerly direction a distance of 54 feet to a point in the southerly margin of the Bessie Lillie Odil property of record in Book 4092, page 725, said Register's Office; thence with the Bessie Odil South line, South 80 deg. 42' 14" West, 287.5 feet to a point in the easterly margin of Elliott Avenue; thence with the same in a southerly direction a distance of 52.00 feet to the point of BEGINNING.

BEING the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by Deed from WILLIAM M. COLSON AND WIFE KATHERINE L. COLSON, dated September 10, 2010, of record in Instrument No. 20100921-0074963, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2118 Elliott Avenue, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of January, 2012

JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

By:_____
BRYAN CHURCH, PARTNER

By:_____
JASON KECKLEY, PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN CHURCH AND JASON KECKLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the PARTNERS of **JB PARTNERS , A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as such officers.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2012.

My Commission Expires: 5-8-2012

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

~~Peter Weiss~~ Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, ~~Peter Weiss~~ Brooke Smith who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

NICOLE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON