WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JBL Properties, LLC	JBL Properties, LLC	04301017500
(NAME)	(NAME)	
146 Nathan Forest Drive	146 Nathan Forest Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey Hiam, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JBL PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Pierce Place, as of record in Plat Book 5190, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Substitute Trustee's Deed dated April 19, 2012 to Aubrey Hiam from MCC TN, LLC, Substitute Trustee of record in Instrument No. 20120423-0034365, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO EASEMENT OF RECORD IN BOOK 4089, PAGE 413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SECTION ONE, PIERCE PLACE OF RECORD IN BOOK 5190, PAGE 733, SAID REGISTER'S OFFICE.

The above described property is not the principal residence of the Grantor herein.

unimproved ☐

This is improved ☑ property, known as 1317 Pierce Road, Madison, TN 37115

(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 4th day of May, 2012.

Aubrey Hiam

BILL GARRETT, Davidson County
Trans:T20120033460 DEEDWARR
Recvd: 05/07/12 12:35 2 pgs
Fees:13.00 Taxes:192.40
20120507-0039143

File No.: 2012-0453
GRE TN Warranty Deed

STATE OF TENNESSEE

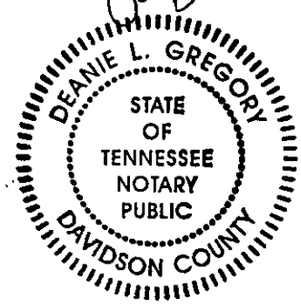
COUNTY OF DAVIDSON

On this 4th day of May, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L Gregory
Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115