STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$55,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF July, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J&B Realty Holdings 2419 Hidden River Lane Franklin, TN 37069	SAME New Owner	Map 147 06 0 Parcel 140.00

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, we,

James Roberts

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

J & B Realty Holdings, LLC

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. 679, on the Plan of Caldwell Hall, Section V, as of record in Book 3106, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Roberts, by deed from Wilson & Associates, PLLC Successor Trustee, dated 07/09/12, of record in Instrument No. 20120709-0060069 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4985 Edmondson Pike Nashville, TN 37211
(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(s) this 10th day of July, 2012.

James Roberts

BILL GARRETT, Davidson County
Trans:T20120054141 DEEDWARR
Recvd: 07/24/12 09:34 2 pgs
Fees:13.00 Taxes:204.89

20120724-0064824

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2012.

NOTARY PUBLIC James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027