BILL GARRETT, Davidson County
Trans:T20120094607 DEEDWARR
Recvd: 12/11/12 10:52 2 pgs
Fees:13.00 Taxes:839.90
20121211-0114052

BOX 10-A	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, ~~whichever is greater~~, for this transfer is $227,000.00 Affiant Subscribed and sworn to before me, this 7th day of December, 2012. Notary Public My commission expires: 9/21/2015
(Notary Stamp)	

CONNIE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bethany K. Bedard	**New Owner**	**Map\Parcel: 146-08-0-125.00**
4924 Trousdale Drive		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

J & B Realty Holdings, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany-April Kee Bedard, unmarried

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. 241 on the Map of Section Three, Crieve Hall Estates, as of record in Book 2133, Page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to J & B Realty Holdings, LLC, a Tennessee limited liability company by Administrator's Deed from William A. Capps, Administrator CTA of the Estate of Betty Ann Capps, deceased, of record in Instrument No. 20120816-0073647, dated August 15, 2012, Register's Office for Davidson County, Tennesssee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 59, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2154, Page 326, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4924 Trousdale Drive, Nashville, TN 37220.

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 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/our hand(s) this 7th day of December, 2012.

J & B Realty Holdings, LLC

By: Brian Williams, Member

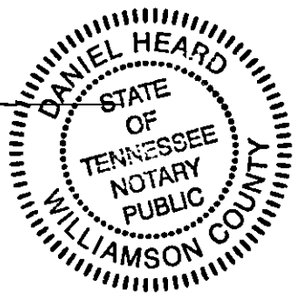
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brian Williams with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of J & B Realty Holdings, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Brian Williams as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 7th day of December, 2012.

Notary Public

My Commission Expires: 9-5-2016



File #: **121091DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027