WARRANTY DEED

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 08-23-2016 — KAREN L. TRUSTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B Realty Holdings, LLC	Same as new owner	146-16-0-161.00
(NAME)	(NAME)	
2419 Hidden River Ln		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Fred W. Mahler and wife, Margaret Z. Mahler**, 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. 910 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 910 begins at a point in the southerly margin of Rochelle Drive, the common corner of Lots Nos. 910 and 908; thence along the line between said lots, southwardly 154 feet to a monument, the common corner of Lots Nos. 910, 908 and 918; thence along the lines between 910 and 918, eastwardly 136.4 feet to the westerly margin of Trousdale Drive ; thence northwardly along the margin of Trousdale Drive 124 feet to a monument, the beginning of a curve; thence around said curve in a northwesterly direction 36.7 feet to a monument in the southerly margin of Rochelle Drive; thence along the southerly margin of Rochelle Drive, westwardly 98.8 feet to the point of beginning.

Being the same property conveyed to Fred W. Mahler and wife, Margaret Z. Mahler by Warranty Deed from George Fred Mahler, a widower, dated May 25, 2002, as of record in Instrument Number 20020531-0066295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2331, page 92; restrictions of record in Book 2488, page 489; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5201 Trousdale Drive, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20130009332 DEEDWARR
Recvd: 02/04/13 09:54 2 pgs
Fees:13.00 Taxes:582.75

20130204-0011152

Witness our hands this 25th day of January, 2013.

Fred W. Mahler, by Margaret Z. Mahler, his Attorney-in-Fact attorney-in-fact

Margaret Z. Mahler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Margaret Z. Mahler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Fred W. Mahler**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Fred W. Mahler**, the within named bargainor by the said **Margaret Z. Mahler,** as such Attorney-in-Fact.

POA of record at Inst # 20130204-0011151, ROD CTN.

Witness my hand and official seal in Franklin, Tennessee this 25th day of January, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Margaret Z. Mahler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014