File Box 9-B

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 31038
FTEC File # _____
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130021350 DEEDWARR
Recvd: 03/15/13 10:06 3 pgs
Fees:18.00 Taxes:2144.15

20130315-0025917

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A. Hocker and Lauren Lackey Hocker	Bancorp South	15810002700
(NAME) 6308 Wildwood Valley Drive	(NAME) PO Box 3356	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Tupelo, MS. 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **J & B Realty Holdings, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phillip A. Hocker and Lauren Lackey Hocker, husband and wife** 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, and Williamson County, Tennessee, being Lot No. 8 on the Plan of Wildwood Valley Estates, as of record in Plat Book 2, page 109, Register's Office of Williamson County, Tennessee, and of record in Book 3700, page 41, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Shamrock Drive, at the common corner of Lots 8 and 22; thence with the line between said lots; northerly 228 feet to a point in the line of Lot 9; thence with the line between Lots 8 and 9, westerly 175.7 feet to a point in the easterly margin of Wildwood Valley Drive; thence with the margin of the same; southerly 205 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the northerly margin of Shamrock Dr.; thence with the margin of the same, easterly 184.12 feet to the point of beginning.

Being the same property conveyed to J&B Realty Holdings, LLC by Warranty Deed from Kenneth Marston Crews, Mary Ann Stevens Crews and Stephanie Ann Crews Sundock dated September 26, 2012 of record in Instrument No. 20121210-0113543, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6308 Wildwood Valley Drive, Brentwood, TN 37027

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6308 Wildwood Valley Drive, Brentwood, TN 37027

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, has 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 our hands this **8th** day of **March, 2013**

J & B Holdings, LLC
BY: Brian Williams, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **J & B Holdings, LLC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **March, 2013**

Notary Public

My commission expires: _____

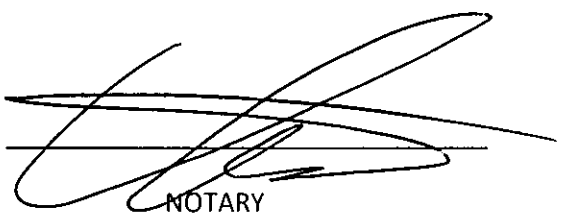
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Brian Williams, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Manager of J & B Realty Holdings, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of J & B Realty Holdings, LLC.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 8th day of March 2013.





NOTARY