(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 9-5-2016
(AFFIX SEAL)

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
Michael ~~XXXXX~~ Poyner	NEW OWNER	14616016100
(NAME)	(NAME)	
5201 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 ~~XXXXX~~ *Poyner, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

*Michael

Land in Davidson County, Tennessee, being Lot No. 910 on the Plan of Brentwood Hall, Section 1X, 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.

Realty

Being the same property conveyed to J & B Holdings, LLC, by deed from Fred W. Mahler and wife, Margaret Z. Mahler dated February 4, 2013 of record in Instrument NO. 20130204-0011152, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Fred W. Mahler and wife, Margaret Z. Mahler, by deed from George Fred Mahler dated May 7, 2002 of record in Instrument No. 20020531-0066295, 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 5201 Trousdale Drive, Nashville, TN 37220

BILL GARRETT, Davidson County
Trans: T20130038384 DEEDWARR
Recvd: 05/08/13 10:44 2 pgs
Fees: 13.00 Taxes: 1165.50

20130508-0046426

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 15th day of , April, 2013

J & B Realty Holdings, LLC

BY: Brian Williams

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 upon his/her/their oath acknowledged himself to be the Authorized Member and that he 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, this 15th day of **April**, 2013.

Beverly Parham
Notary Public

BEVERLY PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WEAKLEY CO. TN.

My commission expires: 11-19-14