Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2013.

Notary Public
My commission expires: 1-11-17

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-1304-37960

Address of New Owner:	Send Tax Bills to:	Tax Information
J&B Realty Holdings, LLC ~~261 Binkley Dr.~~ 2419 Hidden River Ln ~~Nashville TN 37211~~ Franklin TN 37069	OWNER 2419 HIDDEN RIVER LANE FRANKLIN, TN 37069	147-02-0-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ildiko Csiki**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **J&B Realty Holdings, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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. 164, on the Plan of Caldwell Hall, Section I, of record in Book 2900, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ildiko Csiki by deed from Patricia C. Smith, unmarried, dated August 6, 2007, recorded August 14, 2007, of record in Instrument No. 20070814-0097034, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 261 Binkley Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20130043680 DEEDWARR
Recvd: 05/24/13 10:53 2 pgs
Fees:13.00 Taxes:573.50
20130524-0052793

WITNESS my hand this 14th day of May, 2013.

Ildiko Csiki

Ildiko Csiki

STATE OF Pennsylvania New Jersey
COUNTY OF camden

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ildiko Csiki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Marlton, NJ, this 14th day of May, 2013.

Notary Public

My Commission expires: 6/29/2017

EZEKIEL SANDERS JR.
NOTARY PUBLIC OF NEW JERSEY
ID # 2422379
Commission Expires 6/29/2017

EZEKIAL SANDERS JR. NOTARY PUBLIC NEW JERSEY