This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of June, 2013.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Talbert Construction Advisors, 3804 Tulane Court Nashville, TN 37215	new owner	116-12-65

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES WILLIAM ECKLES AND SHERRYL LYNN SMITH ECKLES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JJB PROPERTIES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Block "D" Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 27 fronts 75 feet on the easterly margin of Tulane Court and extends back 185.9 feet on the northerly line and 101.2 feet on the southerly line to a dead line in the rear measuring 118.3 feet thereon.

Being the same property conveyed to Charles William Eckles and spouse, Sherryl Lynn Smith Eckles by deed from Dr. Cynthia Naseem Ahmed dated March 18, 1993 of record in Book 8891, page 151, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3804 Tulane Court, Nashville, TN 37215.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 3rd day of June, 2013.

Charles William Eckles

Sherryl Lynn Smith Eckles

BILL GARRETT, Davidson County
Trans:T20130049340 DEEDWARR
Recvd: 06/12/13 13:31 2 pgs
Fees:13.00 Taxes:1054.50
20130612-0059875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles William Eckles and Sherryl Lynn Smith Eckles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2013.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY