BILL GARRETT, Davidson County
Trans:T20130061697 DEEDWARR
Recvd: 07/19/13 10:37 2 pgs
Fees:13.00 Taxes:636.40

20130719-0074877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires Oct 1, 2016

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
Charles T. Tomlinson	Sumner Bank and Trust	051 03 0 147.00
(NAME)	(NAME)	
421 Chadwell Drive	967 A Grassland Place	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin, TN 37066	
(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 **Charles T. Tomlinson and wife, Randi Tomlinson**, 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. 65 on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to J & B Realty Holdings by Warranty Deed from Mary Ann Werrbach, a single person dated April 19, 2013, of record in Instrument No. 20130419-0039054, Power of Attorney recorded in Instrument No. 20130419-0039053, Register's Office for 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 421 Chadwell Drive, Madison, TN 37115

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 **11th** day of **July, 2013**

J & B Realty Holdings, LLC

BY: _____
Brian Williams, authorized Member

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 Authorized Member 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 11th day of July, 2013.

_____
NOTARY

MY COMMISSION EXPIRES: _____

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