THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1576

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JBL Properties, LLC 1011 Pierce Road Madison, TN 37115	JBL Properties, LLC 146 Nathan Forest Drive Hendersonville, TN 37075	043-01-0-102.00

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2013.

Notary Public

My Commission Expires: 9-21-2015
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20130082918 DEEDQC
Recvd: 09/25/13 11:43 3 pgs
Fees:17.00 Taxes:0.00
20130925-0100720

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Louis Roberts and wife, Jill Roberts**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **JBL Properties, a Tennessee limited liability company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 130 feet of the southerly 307.4 feet of Lot "H" on the Map of Ready's Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property; and which is also more fully described as:

Beginning at a point on the westerly margin of Pierce Road, 236.6 feet from the southeast corner of Shannon Avenue and said Pierce Road, said point being also in the southeast corner of that part

of said Lot "H" conveyed to Oliver A. Stier and wife, by Deed from Elizabeth Buckner Morris, of record in Book 975, page 279, said Register's Office; thence with Stier's southerly boundary line westwardly 318 feet, more or less, to said Stier's southwest corner, being in the eastern boundary line of Lot "1" on said Plan; thence with the same, southwardly 130 feet; thence eastwardly 317 feet, more or less, to the westerly margin of said Pierce Road; thence with the same northwardly 130 feet to the beginning.

Being the same property conveyed to Louis Roberts and wife, Jill Roberts by Quitclaim Deed from JBL Properties, LLC, a Tennessee limited liability company, dated August 21, 2010, recorded September 2, 2010, of record in Instrument No. 20100902-0069831, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 1011 Pierce Road, Madison, TN 37115

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Residential & Commercial Title Services, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 13th day of September, 2013.

Louis Roberts

Jill Roberts

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Louis Roberts and Jill Roberts**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13th day of September, 2013.

Notary Public

My Commission Expires: 9.21.2015

BRUCE ALLEN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 9.21.2015

Escrow No.: R13-1576

EXHIBIT "A"

LEGAL DESCRIPTION

BEING the northerly 130 feet of the southerly 307.4 feet of Lot "H" on the Map of Ready's Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property; and which is also more fully described as:

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Being the same property conveyed to JBL Properties, ~~LLC,~~ a Tennessee limited liability company by Quitclaim Deed ~~from~~ Louis Roberts and wife, Jill Roberts, dated September 12, 2013, ~~of record~~ in Instrument No. _____, Register's Office ~~for~~ Davidson County, Tennessee.