THIS INSTRUMENT PREPARED BY:
Ashley S. Rudy, Esq.
Grace & Rudy, GP
1019 16th Avenue South
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20130093575 DEEDWARR
Recvd: 11/01/13 10:31 2 pgs
Fees:13.00 Taxes:1957.30
20131101-0113445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 31st day of October, 2013.

Notary Public
My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Justin C. Prince 1308 Lillian Street Nashville, Tennessee 37206	SAME	105-14-79.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, JB Partners, GP, a Tennessee general partnership, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Justin C. Prince ("Grantees"), his heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 30 feet of Lot No. 4 and the Northerly 35 feet of Lot No. 5 of Block 3, on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, said Register's Office.

Said parts of Lot Nos. 4 and 5 front together 65 feet on the Easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to JB Partners, a general partnership by Warranty Deed from Dodson B. Waller, recorded on the 22nd day of July, 2008 in Instrument No. 20080722-0074919, in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantees that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of October 2013.

GRANTOR:

JB Partners, GP

By: _____ Jason Keckley

Its: Partners

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bryan Church & Jason Keckley, general partners of JB Partners, GP, a Tennessee general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~ they executed the within instrument on behalf of JB Partners, GP for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

_____
Notary Public

My commission expires:

March 8, 2016

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY