WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130096103 DEEDWARR
Recvd: 11/12/13 10:17 2 pgs
Fees: 13.00 Taxes: 532.80

20131112-0116592

R-VRES-13-1611

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JTM, LLC	Same as New Owner	
7035 STONE RUN DR	(NAME)	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		083-14-0-194.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRYON S. TUTTLE AND LAURA E. TUTTLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JTM, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 313 ON THE PLAN OF EDGEFIELD LAND COMPANY'S SECOND OR SPRING SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BRYON S. TUTTLE AND WIFE, LAURA E. TUTTLE BY DEED FROM WALLACE CARTWRIGHT, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, CONVEY, LEASE OR ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARIES OF RECORD IN BOOK 7888, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 12, 1989 RECORDED ON JULY 13, 1989.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 152, AND EASEMENT OF RECORD IN INSTRUMENT NUMBER 20131112-0116591, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 1611 Lillian Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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 my/our hand(s) this 31st day of October, 2013.

Bryon S. Tuttle

Laura E. Tuttle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryon S. Tuttle and Laura E. Tuttle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903