WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105053 DEEDWARR
Recvd: 12/17/13 13:57 3 pgs
Fees:18.00 Taxes:847.30
20131217-0127441

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **December, 2013**

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Sara Spencer	Churchill Mortgage Corp.	147-02-0-086.00
(NAME)	(NAME)	
261 Binkley Dr	761 Old Hickory Blvd., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara Spencer, unmarried woman**, 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. 164, on the Plan of Caldwell Hall, Section 1, of record in Book 2900, page 58, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to J&B Realty Holdings, a Tennessee Limited Liability Company by Warranty Deed from Ildiko Csiki dated May 14, 2013, of record in Instrument No. 20130524-0052793, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ildiko Csiki by deed from Patricia C. Smith, unmarried dated August 14, 2007 of record in Instrument No. 20070814-0097034, Register's Office of 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 261 Binkley Dr, Nashville, TN 37211

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 **13th** day of **December, 2013**

J & B Realty Holdings

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **J & B Realty Holdings**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **December, 2013**

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Brian D. Williams, whom I am personally acquainted and who upon his oath acknowledged himself to be a Member of J & B Realty Holdings, a Tennessee Limited Liability Company, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of J & B Realty Holdings, a Tennessee Limited Liability Company.

Witness my hand and official seal this 13th day of December, 2013

NOTARY

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

MY COMMISSION EXPIRES: _____