WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/13 11:30 3 pgs
Fees:18.00 Taxes:876.90
20131223-0129230

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $237,000.00

Affiant

Subscribed and sworn to me on December 20th, 2013.

NOTARY PUBLIC
My Commission Expires:

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
jjb properties, llc 912 Calib Court, Suite B-100 Franklin, TN 37067	SAME AS OWNER	10401041000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane Schulte, a married woman, and Bernard D. Schulte who joins in this conveyance for the purpose of transferring marital interest in this property, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto jjb properties, llc, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Wrenwood as of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Daniel J. Sisemore, unmarried by deed from Barbara Penrod, unmarried, of record in Book 7717, Page 632, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jane Schulte by deed from Daniel J. Sisemore, married, of record in Instrument No. 20090728-0070701, Register's Office for Davidson County, Tennessee.
>
> The property being conveyed is also known as 3505 Wrenwood Avenue, Nashville, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Jane Schulte

Bernard D. Schulte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 16th, 2013, before me personally appeared Jane Schulte and Bernard D. Schulte, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 20th day of December, 2013

Notary Public

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17