(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140020173 DEEDWARR
Recvd: 03/26/14 12:04 2 pgs
Fees: 13.00 Taxes: 4070.00
20140326-0024825

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
jjb properties, llc, a Tennessee limited liability company	jjb properties, llc, a Tennessee limited liability company	092-15-0-182.00 092-15-0-181.00
(NAME)	(NAME)	
912 Calib Ct., #B-100	912 Calib Ct., #B-100	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ADS of South Florida LLC, a Florida limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO jjb properties, llc, a Tennessee limited liability company, 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:
PARCEL ONE:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of A.A. Mellier's Addition, as of record in Book 57, page 127, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Hayes Street at the southwest corner of Lot No. 13 on said plan; thence with the line between Lots Nos. 12 and 13, northwardly 124.4 feet to the southerly margin of an alley; thence along said alley, westwardly 58 feet, more or less, to the northeast corner of the property conveyed to W. D. Sloan by deed from Robert Vaughn, Clerk and Master, of record in Book 472, page 347, said Register's Office; thence with said Sloan's easterly line southwardly 112 feet more or less, to the northerly margin of Hayes Street; thence with said Street eastwardly 50 ½ feet to the beginning.

Being the same property conveyed to ADS of South Florida, LLC, by Warranty Deed, dated April 4, 2013, from D. Buchan, as Trustee of the Est 2118 Hayes, Trust, of record in Instrument No. 20130409-0034980, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Being part of Lot No. 20 on the Map of Buford's Subdivision of Elliston Place and part of Streets and Alleys closed, said subdivision plan being of record in Book 332, page 8, Register's Office for said County, and described according to a copy of a survey by John M. Sullivan, County Surveyor, June 29, 1950, as follows:

Beginning at the northeast intersection of Hayes Street and the first alley east of Louise Avenue; thence with the margin of said alley, northwardly 105.2 feet more or less to the southerly margin of another alley; thence eastwardly 54.2 feet more or less to a point, being the northwest corner of the property conveyed to E. E. French and wife, by Deed of record in Book 398 page 2; thence along French's westerly line, southwardly 114 feet more or less, to the northerly margin of Hayes Street; thence with the margin of the same westerly 56 feet to the beginning.

Being the same property conveyed to ADS of South Florida, LLC, by Warranty Deed from The Estate of Orrie A. Couch, Jr., by Barbara Couch Rose and Constance Claire Couch, Co-Executrices, Nena Louise Couch, Chester Orrigen Couch, Arthur Alexander Couch, Barbara Rose Couch and Constance Claire Couch, dated June 24, 2013, of record in Instrument No. 20130701-0067542, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2118 and 2120 Hayes Street, Nashville, TN 37203

(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 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, 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 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 my hand this 21st day of March, 2014.

ADS of South Florida, LLC

By: _____ agent

ADS of South Florida, LLC

James Barret, Its Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Barret with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AGENT of ADS of South Florida, LLC and that he/she as such of AGENT executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of March, 2014.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James Barret, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Agent of ADS South Florida LLC, the within named bargainor, a limited liability company, and that he as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ADS South Florida LLC as Agent.

Witness my hand and official seal at Franklin, Tennessee this 21st day of March, 2014.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017