WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040282 DEEDWARR
Recvd: 06/09/14 09:53 2 pgs
Fees:13.00 Taxes:2589.63
20140609-0049770

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Newcomb	Same as new owner	116-12-0-N-002.00 CO
(NAME)	(NAME)	
3804 B Tulane Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **jjb properties, llc, a Tennessee limited liability company aka JJB PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter E. Newcomb and Bernardita C. Newcomb, husband and wife**, 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 Unit B, along with its Private Elements and Limited Common Elements, of Tulane Estates, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Instrument No. 20140522-0044300, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to JJB PROPERTIES, LLC, by Warranty Deed from Charles William Eckles and Sherryl Lynn Smith Eckles, dated June 3, 2013, of record in Instrument No. 20130612-0059875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1130, page 13; Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20140522-0044300; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3804 B Tulane Court, Nashville, TN 37215

(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 4th day of June, 2014.

jjb properties, llc, a Tennessee limited liability company

By: Joseph J Bauer SM
Joseph J. Bauer, its Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Joseph J. Bauer, 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 Sole Member of jjb properties, llc, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of jjb properties, llc, by Joseph J. Bauer, as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of June, 2014.

Notary Public

My Commission Expires: 1-21-18

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018