(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058816 DEEDWARR
Recvd: 08/11/14 15:37 2 pgs
Fees:13.00 Taxes:1258.00
20140811-0072419

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18

(AFFIX SEAL)

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
jjb properties, llc	Same as new owner	118-01-0-415.00
(NAME) 912 Calib Ct., B-100	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(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, I, **Annie Carlene White Quarles, unmarried,** HEREINAFTER CALLED THE GRANTOR, 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:

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot Nos. 1 & 2 on the Map of Dodd & Woodard's Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl, Surveyor dated March 2, 1966:

SAID parts of Lot Nos. 1 & 2 front 66 feet on the southerly margin of Halcyon Avenue and run back between lines measuring 170 feet on the easterly line and 165 feet more or less on the westerly line to a dead line measuring 73 feet thereon.

BEING the same property conveyed to Samuel L. White and wife, Dovie C. White and Annie Carlene White, by Warranty Deed from Katie Mae Underwood Kimbro, a widow, dated April 22, 1966, of record in Book 4011, page 555, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Annie Carlene White Quarles by Quitclaim Deed from Samuel L. White and wife, Dovie C. White, dated April 3, 1990, of record in Book 8091, page 497, 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 332, page 132, of record in the Register's Office for Davidson County, Tennessee and the right of way of Halcyon Avenue.

unimproved ☐

This is improved ☒ property, known as 807 Halcyon Avenue, Nashville, TN 37204

(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 6th day of August, 2014.

8/6/14

Annie Carlene White Quarles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Annie Carlene White Quarles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 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