Davidson County DEEDWARR
Recvd: 01/02/15 12:09 2 pgs
Fees:13.00 Taxes:2641.80
20150102-0000288

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(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
Reagan D. Brown	U.S. Bank Home Mtg	116-12-0-P-001.00 CO
(NAME)	(NAME)	
3721 A Woodmont Lane	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Owensboro, KY 42301	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reagan D. Brown and Amy H. Brown, 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 A, along with its Private Elements and Limited Common Elements, of Homes at 3721 Woodmont Lane, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Instrument No. 20130917-0097901, 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 Travis G. Lloyd and Blair P. Lloyd, husband and wife, by Warranty Deed from Alon Tatsas and Armanda Tatsas, husband and wife, dated September 30, 2010, of record in Instrument No. 20101001-0078626, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Travis G. Lloyd and Blair P. Lloyd, husband and wife, dated September 5, 2013, of record in Instrument No. 20130917-0097900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, conditions and Restrictions for Homes at 3721 Woodmont Lane, a Horizontal Property Regime with Private Elements, of record in instrument No. 20130917-0097901; All matters appearing on the Plat of record in Book 1130, page 13; Contract for Water Rights of record in Book 1071, page 420; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3721 A Woodmont Lane, 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 30th day of December, 2014.

jjb properties, llc

By: _____
Bryan D. Spicer, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2014.

_____
Notary Public

My Commission Expires:

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

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018