WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Y-VRES-14-3109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JB Partners, GP, a Tennessee General Partnership	**New Owner**	
(NAME)	(NAME)	
3109 Acklen Avenue	**884 Van Leer**	**10410028700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BENJAMIN ARTHUR WHITEHOUSE AND WIFE, BONNIE K. SMITH-WHITEHOUSE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JB PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot "B" in the Subdivision of lot Nos. 12 and 13 of block 4 on the Plan of Fairfax Place, as of record in Book 547, Page 77, Register's Office for said County.

Said lot "B" fronts 56.08 feet on the Southerly side of Acklen Avenue and extends back 162.81 feet on the Easterly line and 163.24 feet on the Westerly line to a dead line, measuring 54.84 feet thereon.

Being the same property conveyed to Benjamin Arthur Whitehouse, unmarried by Warranty deed from Nancy Steadman Whitehouse of record in Instrument No. 20090105-0000760 Register's Office for Davidson County, Tennessee, dated 12/31/2008 and recorded on 01/05/2009. Being the same property conveyed to Benjamin Arthur Whitehouse and wife, Bonnie K Smith-Whitehouse by Quitclaim deed from Benjamin Arthur Whitehouse of record in Instrument No. 20140513-0041034 Register's Office for Davidson County, Tennessee, dated 05/07/2014 and recorded on 05/13/2014.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 547, Page 77, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3109 Acklen Avenue , Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150000512 DEEDWARR
Recvd: 01/05/15 09:58 2 pgs
Fees:13.00 Taxes:832.50
20150105-0000629

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hand(s) this the 31st DAY OF DECEMBER, 2014.

Benjamin Arthur Whitehouse

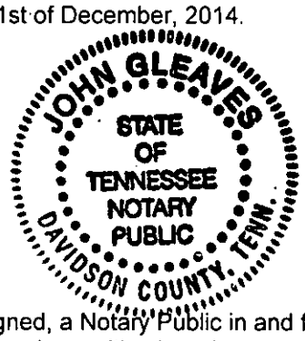
Bonnie K. Smith-Whitehouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN ARTHUR WHITEHOUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE K. SMITH-WHITEHOUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212