BILL GARRETT, Davidson County
Trans:T20150008427 DEEDWARR
Recvd: 02/03/15 11:07 2 pgs
Fees:13.00 Taxes:1479.63
20150203-0009984

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $399,900.00.

Peggy Jobe
Affiant

Subscribed and sworn before me this the 30th day of January, 2015.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nathaniel Gregory Jobe	SWBC Mortgage Corporation	08313032800
1414 A Lillian St.	5055 Maryland Way, Ste 200	
Nashville, TN 37206	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S & F HOLDINGS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATHANIEL GREGORY JOBE, A MARRIED MAN AND PEGGY JOBE, A MARRIED WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit A on the plan of The Homes at 1414 Lillian Street as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140616-0052409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to S & F Holdings, LLC, by Warranty Deed from Robert W. Scruggs of record in Instrument No. 20140619-0053424, Register's Office for Davidson County, Tennessee, dated June 18, 2014, and recorded on June 19,

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1414 A. Lillian St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of January, 2015.

S & F Holdings, LLC

Brian G. Anding, Managing Member

By: Brian G. Anding, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian G. Anding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be a Managing Member of the within named bargainor, a limited liability company, and that she as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Brian G. Anding as such Managing Member.

Witness my hand and official seal on this the 30th day of January, 2015.

Notary Public

My Commission Expires: 9/10/18

