BILL GARRETT, Davidson County
Trans:T20150010576 DEEDWARR
Recvd: 02/11/15 08:49 2 pgs
Fees:13.00 Taxes:1267.25
20150211-0012524

Return to:
SLTE
P.O. Box 217
Nolensville, TN 37135

#1187

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
JHB, L.L.C.	(NEW OWNER)	Map 117-03-0H-
1472 Legacy Drive		Parcel 217.00CO
Birmingham, AL 35242		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paul M. Rice and wife, Denease Rice,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **JHB, L.L.C., an Alabama limited liability company,** ("Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 217 and Storage Space S-24, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul M. Rice, married by special warranty deed dated July 24th, 2006 from Nashville Enclave, L.P., a Texas limited partnership (F/K/A Nashville Enclave Apartments, L.P., a Texas limited partnership of record in Instrument No. 20060727-0090881, said Register's Office.

This is the same legal description as in last deed of record.

This conveyance is subject to the following:

1. 2015 Taxes, a lien not yet due and assumed by Grantee.
2. Easements of record in Book 4544, page 780, Book 4671, page 512, Book 4749, page 468, Book 4471, page 856, Book 6502, page 162 and in Instrument Nos., 20060406-0039476, said Register's Office.
3. Master Deed of record in Instrument Nos. 20051005-0119789, 20060210-0016562 & 20060919-0116052, said Register's Office.
4. Charter of record in Instrument Nos. 20050926-0115605 & 20050928-0116816, said Register's Office.
5. Any and all matters appearing of record in Plat Book 974, page 3, said Register's Office.

This is improved property commonly known as **2600 Hillsboro Pike, #217, Nashville, TN 37212.**

[STATE OF TN]
[COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $342,500.00.

Nina Whited
Affiant

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

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018

Notary public:
My commission expires: 11-21-2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of January, 2015.

Paul M. Rice
PAUL M. RICE

Denease Rice
~~**DENISE**~~ **RICE**
Denease

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL M. RICE AND ~~DENISE~~ RICE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.
DENEASE

WITNESS my hand and official seal at Nolensville, Tennessee, this 30th day of **January, 2015**.

Notary Public

My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018