(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013152 DEEDWARR
Recvd: 02/23/15 14:38 2 pgs
Fees:13.00 Taxes:1572.13

20150223-0015534

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

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
Geoff Grenier	Caliber Home Loans, Inc.	104-01-0-R-001.00 CO
(NAME)	(NAME)	
3505 A Wrenwood Avenue	3701 Regent Blvd., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irving, TN 75063	
(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, **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 **Geoff Grenier, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 3505 Wrenwood Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20140114-0003605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Jane Schulte by Warranty Deed from Daniel J. Sisemore, married, dated July 23, 2009, of record in Instrument No. 20090728-0070701, Register's Office for Davidson County, Tennessee. AND being a portion of the same property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Jane Schulte, a married woman, joined by Bernard D. Schulte, dated December 20, 2013, of record in Instrument No. 20131223-0129230, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3505 A Wrenwood Avenue, Nashville, TN 37205
(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/our hands this 13th day of February, 2015.

jjb properties, llc

By: _____
Bryan D. Spicer, its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of jjb properties, llc and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as such Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 13th day of February, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 20148

