JRB PROPERTY INVESTMENTS, LLC, a Tennessee Limited Liability Company

TO: ***WARRANTY DEED***

WILBURN AMOS PRINCE and SYLVIA M. PRINCE, husband and wife

BILL GARRETT, Davidson County
Trans:T20150043957 DEEDWARR
Recvd: 06/04/15 12:58 3 pgs
Fees:18.00 Taxes:573.50
20150604-0052368

THIS DEED OF REALTY, executed as of the 26 day of May, 2015, by Grantor, JRB PROPERTY INVESTMENTS, LLC, a Tennessee Limited Liability Company, to Grantees, WILBURN AMOS PRINCE and SYLVIA M. PRINCE, husband and wife, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them as tenants by the entirety, and to their heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, of record in Instrument No. 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description. This description was obtained from the previous deed of record. MAP AND PARCEL NO: 075120A119.00
>
> AND BEING the same property conveyed to JRB Property Investments, LLC, by deed from Jeremy Bockman, filed June 2, 2006 under Instrument No. 20060602-0065395, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that it is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are prorated and assumed by Grantees, and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey appearing of

record under Instrument No. 20010920-0101748, in the aforesaid Register's Office, or any in existence; (2) will forever warrant and defend the title unto Grantees and to their heirs and/or assigns against all lawful claims; subject, however, to restrictive covenants and by-laws appearing of record in Book 8060, Page 692, as amended in Book 8239, Page 649, Book 8060, Page 685, Book 8060, Page 714, Book 10802, Page 402, and under Instrument No. 20020606-0069062, and Charter appearing of record in Book 8060, Page 680, all in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

JRB PROPERTY INVESTMENTS, LLC

BY: Julia S Binford

its: Managing Member

(Grantor)

STATE OF WASHINGTON
COUNTY OF King

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Julia S. Binford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing member of JRB PROPERTY INVESTMENTS, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such officer.

Witness my hand and seal at office on this 28th day of May, 2015.

(AFFIX NOTARY SEAL)



Yong Suk Won

Notary Public Yong Suk Won

My Commission Expires: 10/01/2017

Property Owners Name
and Address:

Wilburn Amos Prince and Sylvia M. Prince
421 Scotts Creek Trail
Hermitage, TN 37076

Person Responsible for Payment
of Taxes:
First Bank
318 Sea Board Ln.
Ste 205
Franklin TN 37067

PROPERTY ADDRESS: 421 Scotts Creek Trail, Hermitage, Tennessee 37076

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$155,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 28 day of May, 2015.

Notary Public
My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

This instrument was prepared by:
Christina M. Bartee, BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172