WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050145 DEEDWARR
Recvd: 06/23/15 13:42 2 pgs
Fees:13.00 Taxes:2682.13
20150623-0060094

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 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
Eugene E. Peters	Movement Mortgage, LLC	118-01-4-G-002.00 CO
(NAME)	(NAME)	
807 Halcyon Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Virginia Beach, VA 23452	
(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 **Eugene E. Peters and Kimberly A. Peters, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Halcyon Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20140811-0042420, 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 Samuel L. White and wife, Dovie C. White and Annie Carlene White, by Warranty Deed from Katie Mae Underwood Kimbro, a widow, dated April 22, 1966, of record in Book 4011, page 555, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Annie Carlene White Quarles by Quitclaim Deed from Samuel L. White and wife, Dovie C. White, dated April 3, 1990, of record in Book 8091, page 497, Register's Office for Davidson County, Tennessee. AND BEING a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Annie Carlene White Quarles, unmarried, dated August 6, 2014, of record in Instrument No. 20140811-0072419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 332, page 132 and Exhibit B of Instrument No. 20140811-0072420; Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20140811-0072420; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 807 Halcyon Avenue, Nashville, TN 37204

(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 18th day of June, 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 the 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 Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 18th day of June, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 20966

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019