27408-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053938 DEEDWARR
Recvd: 07/06/15 09:56 2 pgs
Fees:13.00 Taxes:2774.63
20150706-0064728

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

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
Brian A. McKinley	Wells Fargo Bank, N.A.	118-01-4-G-001.00 CO
(NAME)	(NAME)	
805 Halcyon Avenue	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Newark NJ 07101-4701	
(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 **Brian A. McKinley, married and Anita V. Benner, married,** 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:

LAND in Davidson County, Tennessee, being Unit A on the Plan of Homes of Halcyon Avenue, Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes of Halcyon Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140811-0072420, as amended in Instrument No. 20150626-0061513, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Homes of Halcyon Avenue, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140811-0072420, as amended in Instrument No. 20150626-0061513, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

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, as amended in Instrument No. 20150626-0061513; Declaration of Covenants, Conditions and Restrictions, ByLaws and Attorney's Certificate of Homes of Halcyon Avenue 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 805 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 1st day of July, 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 1st day of July, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 20995

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