Return to:
Robert L. Scruggs, Atty
2021 Richard Jones Road, Ste 220
Nashville, TN 37215

WARRANTY DEED

JP15-2456

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M. SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SBE Partners	Same As New Owner	
238 Burlington Place	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		083-12-091.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AINKA M. SANDERS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SBE PARTNERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO 1:

Land in Davidson County, Tennessee, being all of Lot No 216 on the Plan of Eastland Acres, Section Five, as of record in Plat Book 2330, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 118.2 feet on the southerly side of Eastland Avenue and runs back 250.9 feet on the westerly line and 132 feet on the easterly line to a dead line in the rear, measuring 205.1 feet thereon.

TRACT NO. 2:
Land in Davidson County, Tennessee, being a part of Lot No. 217 on the Plan of Eastland Acres, Section Five, as of record in Plat Book 2330, Page 84, Register's Office for Davidson County, Tennessee. Said tract of land is a narrow triangular piece of land along the west side of said lot, and more specifically described as follows, and drawn in Exhibit "A" attached to Deed of record in Book 10021, Page 71, said Register's Office.

Beginning at the northeast corner of Lot No. 216 on the southerly right-of-way margin of Eastland Avenue and proceeding easterly along a curve to the right, having a radius of 502.5 feet, a distance of 4.5 feet to a point which is 15 feet from the NES anchor easement center line; thence South 13" 23' East, 132 feet to the southeast corner of Lot No. 216; thence northwesterly along the west boundary of Lot No. 216, 132 feet to the point of beginning. Said tract of land containing 297 square feet, more or less.

Being the same property conveyed to Ainka M. Sanders by Warranty Deed from Henry Sanders and Rose Mary Sanders, husband and wife, of record in Instrument No. 20061211-0152243, Register's Office for Davidson County, Tennessee, dated November 6, 2006 and recorded on December 11, 2006.

Ainka Jackson is also known as Ainka M Sanders.

Josef D. Jackson spouse of Ainka M. Sanders joins to convey any and all interest he may have in said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2330, Page 84, Book 2545, Page 497 and Book 2590, Page 622; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2456 Eastland Ave., Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town)

BILL GARRETT, Davidson County
Trans:T20150091817 DEEDWARR
Recvd: 10/28/15 11:37 2 pgs
Fees:13.00 Taxes:943.50
20151028-0109666

unimproved ( )

This is improved (X) property, known as 2456 Eastland Ave., Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) ~~this~~ 23rd day of October, 2015.

Ainka ~~M.~~ Sanders

Josef D Jackson by Ainka M. Sanders, Attorney-in-Fact

Josef D. Jackson by Ainka M. Sanders, Attorney-in-Fact

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Fulton

On this 23rd day of October, 2015, before me personally appeared Ainka M. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 2015.

Larice Morris

Notary Public

My Commission Expires: 06/10/2019

(SEAL)

LARICE MORRIS
Notary Public
Newton County
State of Georgia
My Commission Expires Jun 10, 2019

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Fulton

On this 23rd day of October, 2015, before me personally appeared Ainka M. Sanders to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Josef D. Jackson and who acknowledged he/she/they executed the same as the free act and deed of the said Josef D. Jackson.

Witness my hand and official seal, this the 23rd day of October, 2015.

Larice Morris

Notary Public

My Commission Expires: 06/10/2019

(SEAL)

LARICE MORRIS
Notary Public
Newton County
State of Georgia
My Commission Expires Jun 10, 2019

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959