(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101720 DEEDWARR
Recvd: 12/01/15 15:59 2 pgs
Fees:13.00 Taxes:1776.00
20151201-0121228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JB Partners	New Owner	
(NAME)	(NAME)	
4204 Belmont Blvd.		104-06-0 228.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **FORREST W. BEAVIN, III, SUCCESSOR TRUSTEE OF THE BEAVIN REVOCABLE LIVING TRUST U/A/D JULY 15, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Being the Northerly parts of Lots Nos. 93 and 94, on the unrecorded Map of R.W. Grizzard's Subdivision of part of the Bosley lands, and described as follows:

Beginning at the Southeast intersection of Marlborough Avenue and Acklen Avenue at the Northwest corner of Lot No. 93; thence with the Southerly margin of Acklen Avenue Easterly 74 feet to the corner of Lots Nos. 94 and 95; thence with the line between said lots Southerly 145 feet to a point; thence Westerly 157 feet to the Easterly margin of Marlborough Avenue; thence with the margin of the same Northeasterly 150 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Reese Contracting Company, a Tennessee Corporation to Frances S. Beavin, widow, as recorded on the 26th day of July, 1952 in Deed Book 2089, Page 263, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Forrest W. Beavin, Jr., Executor for the Estate of Frances S. Beavin to Forrest W. Beavin, Jr., as recorded on the 15th day of October, 2008 in Instrument No. 20081015-0103661, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Forrest W. Beavin, Jr. to Forrest W. Beavin, Jr. and Mary B. Beavin, Trustees U/A/D July 15, 2008 of the Beavin Revocable Living Trust and any Successors in Trust, as recorded on the 15th day of October, 2008 in Instrument No. 20081015-0103662, said Register's Office. Forrest W. Beavin, Jr. died on November 20, 2010 leaving Mary B. Beavin as Trustee of the Beavin Revocable Living Trust U/A/D July 15, 2008. Mary B. Beavin has since died on July 19, 2015. Forrest W. Beavin, III is Successor Trustee pursuant to Scriveners Affidavit of record in Instrument No. 20151013-0104295, said Register's Office and the Beavin Revocable Living Trust U/A/D July 15, 2008 with power to sell, mortgage, encumber and convey without the joinder of any beneficiary.

This conveyance is subject to (a) 2015 real property taxes; and (b) restrictive covenants of record in Book 2011, Page 92, said Register's Office.

This is improved x property, known as 3213 Acklen Avenue, Nashville, TN 37212
(unimproved)
(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.

BOX 10-A
RETURN TO:
PREMIER ESCROW, LLC.
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30 day of November, 2015.

THE BEAVIN REVOCABLE LIVING TRUST U/A/D JULY 15, 2008

BY: _____ TRUSTEE

FORREST W. BEAVIN, III, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Forrest W. Beavin, III with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of Beavin Revocable Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 30 day of November, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public