Return to: Bridgehouse Title
342 Cool Springs Blvd, Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160024945 DEEDWARR
Recvd: 03/29/16 08:31 2 pgs
Fees:13.00 Taxes:2970.73
20160329-0029168

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $802,900.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me as of the 22nd day of March, 2016.

Notary Public

My Commission Expires: _____

BRYAN G. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
John Cundiff, and wife Allyson Cundiff 2246 Castleman Drive Nashville, TN 37215	SAME	131-01-0-U-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JNBW Properties, LLC., a Tennessee limited liability company**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **John Cundiff, and wife Allyson Cundiff,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 2244 Castleman Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140613-0051683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Marbut G. Gaston and Lisa Gaston Luplow, joint tenants, with right of survivorship by Quitclaim deed from David O. Huff, Trustee of record in Book 11087, page 236, Register's Office for Davidson County, Tennessee, dated August 7, 1998 and recorded on August 28, 1998. The said Marbut G. Gaston has since died on October 18, 2001.

Being a portion of the same property conveyed to J.N. Properties by Warranty deed from Lisa Gaston Luplow of record in Instrument No. 20140702-0058394 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 2, 2014.

Also see Correction Deed of record in Instrument No. 20140827-0078007 of record, in said Register's Office.Being a portion of the same property conveyed to JNBW Properties, LLC, a Tennessee limited liability company by Quitclaim deed from J.N. Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140827-0078008 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 27, 2014.

Being also known as 2246 Castleman Drive Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.
2.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140613-0051683, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to rights of others in and to the common areas and/or elements.

5. Rights and easements of adjoining landowners in and to any party wall(s) located on the subject parcel.

6. Subject to rights of others in and to the common areas and/or elements.

7. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds its successors and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 22nd day of March, 2016.

JNBW Properties, LLC, a Tennessee limited liability company

BY: _____
Print Name: John Nelson
Title: Mgr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, John Nelson, 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 Manager (title) of JNBW Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager (title).

Witness my hand and official seal in Nashville, Tennessee this 22nd day of March, 2016

_____
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019