BILL GARRETT, Davidson County
Trans:T20160027669 DEEDWARR
Recvd: 04/05/16 14:27 2 pgs
Fees:13.00 Taxes:3141.30
20160405-0032647

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 $849,000.00.

Affiant

Subscribed and sworn to before me as of the 1st day of April, 2016.

Notary Public

My Commission Expires: 3/7/17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric W. Schneider Kate J. Schneider 2248 Castleman Drive, Unit A Nashville, TN 37215	SAME	131-01-0V-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," 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 **Eric W. Schneider and Kate J. Schneider, husband and wife,** 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 No. A on the Plan of 2248 Castleman Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140827-0078359, 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 R. Christopher Snoddy by Warranty deed from Louis M. Barnes, Jr., and wife, Helena S. Barnes of record in Book 6283, page 421, Register's Office for Davidson County, Tennessee, dated April 27, 1984 and recorded on May 2, 1984.

Being a portion of the same property conveyed to JNBW Properties, LLC by Warranty deed from Christopher R. Snoddy of record in Instrument No. 20140908-0082111 Register's Office for Davidson County, Tennessee, dated September 4, 2014 and recorded on September 8, 2014.

Being also known as 2248 Castleman Drive, (Unit A) 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, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. Taxes for the year 2016 a lien, not yet due and payable.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140827-0078359, 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 all matters shown on the Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.

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. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

8. The taxes for 2016 have been prorated at closing and are assumed by Grantees.

Grantor further covenants and binds itself, its successors and assigns, 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 his/her name to be affixed hereto as of the 1st day of April, 2016.

JNBW Properties, LLC, a Tennessee limited liability company

By: _____

Print Name: Braman

Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Braman White II, 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 1st day of April, 2016.

_____
Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017