WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029368 DEEDWARR
Recvd: 04/11/16 15:11 2 pgs
Fees:13.00 Taxes:1054.50
20160411-0034634

MST 2015-1459

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Heather Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 9, 2019

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JNBW Properties, LLC	SAME	082-12-0-143.00
(NAME)	(NAME)	
5133 Harding Pike, Ste. A1	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Carol McClerkin, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JNBW Properties, LLC, a Tennessee limited liability company,** 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 part of Lot No. 75 on the Plan of Neill S. Brown's Addition to Nashville, now East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly side of Myrtle Avenue at the corner of Lot No. 74 and 75; thence with a line between said two lots South 60° 33' West 106.7 feet; thence leaving the line between said two lots South 64° 25' West 22.25 feet; thence South 29° 15' feet East 1.5 feet to the lines between said Lot Nos. 74 and 75, thence with the line between said two lots South 60° 33' West 41.1 feet to the easterly margin of an alley; thence with the same northwardly 50 feet to the corner of Lot Nos. 75 and 76; thence with the line between said two lots eastwardly 170 feet to the westerly margin of said Myrtle Avenue; thence with the same southwardly 50 feet to the beginning.

Being the same property conveyed to Carol McClerkin by Warranty deed from Duane Louis Peden, heir-at-law of Laura Lewis Harris of record in Instrument No. 20050203-0012657 Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on February 3, 2005. (Value of consideration shown in aforementioned deed $42,000.00.) Being also known as 110 Myrtle Street Nashville, TN 37206.

Carol McClerkin and Carolyn McClerkin are one and the same person.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. ubject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience

in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This property, known as 110 Myrtle Street, Nashville, TN 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 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 hand(s) this 16th DAY OF March, 2016.

Carolyn McClerkin

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn McClerkin , with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2016.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016