Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160031759 DEEDWARR
Recvd: 04/19/16 08:45 2 pgs
Fees: 13.00 Taxes: 3330.00

20160419-0037474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Vicki Hurd Bartholomew	New Owner	117 13 0B 064.00
(NAME)	(NAME)	
613 Green Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Nine Hundred Thousand And No/100 Dollars ($900,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J&B Realty Holdings, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vicki Hurd Bartholomew, a married woman**, 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 Lot No. 613 on the Plan of Plat of Phase One of Abbottsford of record in Plat Book 6250, Pages 419 through 421, inclusive and as amended in Plat Book 6800, Page 164, 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 the same property conveyed to Frank C. Gorrell, II and wife, Carolyn F. Gorrell by Warranty Deed from Brian M. Kawamoto and Robin J. Kawamoto, husband and wife dated September 30, 1993 and recorded October 5, 1993 in Book 9105, Page 813, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to J&B Realty Holdings LLC, A Tennessee Limited Liability Company by Warranty Deed from Carolyn F. Gorrell, unmarried dated November 13, 2015 and recorded November 17, 2015 as Instrument No. 201511170116567, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-162184SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 613 Green Park, Nashville, TN 37215

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, has 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 our hands this 15th day of April, 2016.

J&B Realty Holdings, LLC

BY: _____
Brian Williams, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _he is the Member of J&B Holdings, LLC, the within named bargainor, a Limited Liability Company, and that _he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of April, 2016.

_____
Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-162184SSO