THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036991** BILL GARRETT, Davidson County Trans:T20160032393 DEEDWARR Recvd: 04/20/16 10:30 2 pgs Fees:13.00 Taxes:453.25 20160420-0038227	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $122,500.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: J&C Ventures, LLC 720 Alameda Avenue Nolensville, TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149-11-0-A-087.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey S. Seeman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J&C Ventures, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 87, RICE HILL, PHASE 3, as shown on plat of record in Plat Book 6900, Page 292, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey S. Seeman by Warranty Deed from Stephen B. Christensen and wife, Debbie K. Christensen, recorded on the 5th day of August, 1994 in Deed Book 9429, Page 491, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICE HILL, PHASE 3, as recorded in Plat Book 6250 , Page(s) 857, Plat Book AM 7050, Page 642 and Plat Book 6900, Page 292.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6812, Page 48.

Charter of Homeowners Association recorded in Book 6824, Page 986.

This is improved property located at 1332 RICE HILL CIRCLE Antioch, TN 37013-2136

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2016.

Jeffrey S. Seeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey S. Seeman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019