Davidson County DEEDWARR
Recvd: 04/20/16 13:11 3 pgs
Fees:18.00 Taxes:1054.50
**20160420-0038365**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Heather D. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

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

MST 2016-0130 (Seller only)

**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 as New Owner | 082-12-0-100.00 |
| (NAME) | (NAME) | |
| 5133 Harding Pike, Ste. A 1 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 372015 | | |
| (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, **Crystal Sea Inc. 401K Trust Roth FBO Ken Cunningham** 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 Lot No. 15 on the Plan of the subdivision of the Home Block of Neill S. Brown's Addition to Nashville, as of record in Plan Book 2, page 100, Chancery Court at Nashville.**

**Said Lot No. 15 fronts 50 feet on the Westerly side of North 9th Street and runs back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to Crystal Sea Inc. 401K Trust Roth FBO Ken Cunningham by Warranty Deed of Colson Services, LLC, a Tennessee limited liability company, dated 04/04/2016 of record in Instrument No. 20160405-0032260, Register's Office of Davidson County, TN.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 2, Page 100, and Register's Office for Davidson County, Tennessee.

This property, known as 204 N. 9th 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 8th DAY OF Apr.1, 2016.

**Crystal Sea Inc. 401K Trust Roth FBO Ken Cunningham.**

BY: Ken Cunningham, Trustee

**Ken Cunningham Title: Its authorized Trustee under the plan**

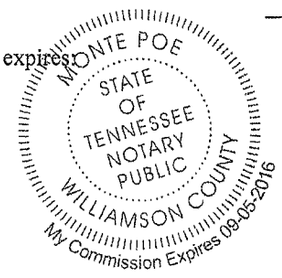
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ken Cunningham,** its authorized Trustee under the plan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of Apr.1, 2016.

Notary Public

My commission expires:



I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

