BILL GARRETT, Davidson County
Trans: T20160055709 DEEDWARR
Recvd: 06/30/16 08:47 2 pgs
Fees: 13.00 Taxes: 814.00
20160630-0066696

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY B. WRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 08-20-2019 MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Barthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B & B Nashville LLC | B & B Nashville LLC (NAME) | 07216029300 |
| 217 Cumberland Circle (ADDRESS) | 217 Cumberland Circle (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paulleter Johnson and Nichelle Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto B & B Nashville LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 29 ON THE PLAN OF PART TWO, PORTER HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 79, REGISTER'S OFFICE FOR SAID COUI

SAID LOT NO. 29 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF SHERIDAN ROAD AND EXTENDS BACK 161.7 FEET ON THE EASTERLY LINE AND 162.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 75.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JACKULYN H. GARRETT BY WARRANTY DEED FROM CHARLES F. MAYHUE AND WIFE MARGIE MAYHUE OF RECORD AT BOOK 7445, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JACKULYN H. GARRETT SUBSEQUENTLY MARRIED RICHARD R. RUCKER ON AUGUST 21, 1993 AND TOOK THE NAME JACKULYN RUCKER, BOTH NAMES REFERRING TO ONE AND THE SAME PERSON. SHE WAS PREDECEASED BY RICHARD R. RUCKER ON JANUARY 14, 2006. JACKULYN RUCKER SINCE DIED ON AUGUST 28, 2014, UNMARRIED AND INTESTATE, SURVIVED BY ALL OF HER CHILDREN, PAULLETER JOHNSON AND NICHELLE SMITH.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2204 Sheridan Road, 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 22nd day of June, 2016.

**WARRANTY DEED**
(Continued)

Paulleter Johnson

Nichelle Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulleter Johnson and Nichelle Smith, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072