Davidson County DEEDWARR
Recvd: 07/28/16 09:52 3 pgs
Fees:18.00 Taxes:1831.50
20160728-0077651

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58443
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
JNBW Properties, LLC, a Tennessee limited liability company 241 Creekside Drive Lewisburg, TN 37091	NEW OWNER

TAX MAP PARCEL NUMBERS: 13107010200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah J. Nash, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **JNBW Properties, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plat of 1309 Lone Oak Circle A Horizontal Property Regime with Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160708-0070088, 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 Deborah J. Nash by Warranty Deed from John M. Bolds and wife, Elizabeth L. Schneider, dated June 30, 1988 and recorded on June 30, 1988, of record in Book 7587, page 893, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20160708-0070088. said Register's Office. Covenants, Conditions and Restrictions of record in Instrument No. 20160708-0070088, said Register's Office. Restrictive Covenant for accessing apartment of record in Book 9738, page 748, said Register's Office; Encroachment Agreement of record in Book 10172, page 973, said Register's Office.

This is improved property, known as 1309 Lone Oak Circle, Nashville, TN 37215
Also known as 1309 A & B Lone Oak Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~29th~~ 27th day of July, 2016.

Deborah J. Nash

State of Tennessee

County of Davidson

On this ~~29th~~ 27th day of July, 2016, before me the undersigned authority, personally appeared Deborah J. Nash, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Sworn and subscribed before me this ~~29th~~ 27th day of July, 2016.

Notary

My Commission Expires: 1-8-19

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

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**

