Davidson County	DEEDWARR
Recvd: 09/02/16 16:12	3 pgs
Fees:18.00 Taxes:2164.50	
20160902-0092932	

35166

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Roger Duane Clark, Trustee of the Long Boulevard Trust under agreement dated August 29, 2016	Franklin Synergy Bank	104-02-1-J-002.00 CO
(NAME)	(NAME)	
PO Box 340020	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **jjb properties, llc, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Duane Clark, Trustee of the Long Boulevard Trust under agreement dated August 29, 2016,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being 3118 Long Blvd., Unit 2, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts II, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029730 and as amended in Instrument No. 20160816-0085498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership als known as Mike D. Shmerling Partners, G.P., a Tennessee partnership, dated September 8, 2014, of record in Instrument No. 20140910-0083018, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from jjb properties, llc, a Tennessee limited liability company, Michael Sullivan Builders, G.P., a Tennessee general partnership and Owasso Development LLC, a Tennessee limited liability company, dated April 1, 2015, of record in Instrument No. 20150406-0029733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts II, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029730 and as amended in Instrument No. 20160816-0085498; All matters appearing on the Map of record in Book 421,

pages 82 and 83; Restrictions of record in Book 571, page 465; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150317-0022699; Reciprocal Easement for Maintenance, Ingress and Egress as of record in Instrument No. 20160816-0085497; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3118 Long Blvd., Unit 2, Nashville, TN 37203
(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 hands this 31st day of August, 2016.

jjb properties, llc

By: _____
Bryan Spicer, its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of jjb properties, llc and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of August, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 23698

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
January 21, 2018

True Copy Certification

I, KELLY E. COX, do hereby make 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

