Davidson County DEEDWARR Recvd: 09/26/16 14:58 3 pgs Fees:18.00 Taxes:1480.00 **20160926-0101433**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of September, 2016. Notary Public My commission expires: 12/16/2017 (AFFIX SEAL)

HEATHER D. WOOD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-16-2017

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JLBW Properties, LLC, a Tennessee Limited Liability Company	JLBW Properties, LLC, a Tennessee Limited Liability Company	
4301 Hillsboro Pk Ste. 300	4301 Hillsboro Pk. Ste. 300	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAROL CORBY WALLER, TRUSTEE OF THE CAROL CORBY WALLER REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JLBW 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:

TRACT I:

LAND in Davidson County, Tennessee, being part of Lot No. 6 on the Map of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade Subdivision as of record in Plat Book 547, Page 142, Registers Office for Davidson County, Tennessee and described according to survey made by John Kohl & Co., P.C. dated September 2, 1994, as follows:

BEGINNING at the southeasterly intersection of Haverford Drive and West Meade Drive; thence along the formerly southerly margin of West Meade Drive, in a easterly direction, 155.6 feet to an iron pin 50 feet west of the common corner of Lots Nos. 5 and 6 on said Plan; thence south 33 degrees 35 minutes west 89 feet to an iron pin; thence in a westerly direction 153.1 feet to a point in the easterly margin of Haverford Drive; thence along the easterly margin of Haverford Drive in a northerly direction 81 feet to the point of beginning.

TRACT II:

LAND in Davidson County, Tennessee. being a certain portion of West Meade Drive between Haverford Avenue and Haverford Drive closed by the council of Metro Government of Nashville and Davidson County Ordinance No. 094-1021 in the Metropolitan Court Clerks Office for Davidson County. Tennessee.

BEING the same property conveyed to William J. Johnson and Diane M. Johnson by closing of an unimproved section of West Meade Drive. between Haverford Avenue and Haverford Drive by the Council of Metro Government of Nashville and Davidson County Ordinance No. 094-1021.

SAID properly consists of a portion of the southerly half of the abandoned West Meade Drive and fronts 25 feet more or less on the easterly margin of Haverford Avenue and extends back 156 feet more or less on its northerly line and 155.6 feet more or less on its southerly line to a rear line measuring 25 feet more or less.

Tract I and II:

Being the same property conveyed to WILLIAM WALLER, JR. AND SPOUSE, CAROL C. WALLER, by deed from DIANE M. JOHNSON AND WILLIAM J. JOHNSON, of record in Book 9458, Page 297, dated September 6, 1994, said Register's Office.

Further being the same property conveyed to THE CAROL CORBY WALLER REVOCABLE LIVING TRUST, by deed from CAROL CORBY WALLER, of record in Book 10900, Page 193, dated March 1, 1998, said Register's Office.

Further being the same property conveyed to THE CAROL CORBY WALLER REVOCABLE LIVING TRUST, by deed from WILLIAM WALLER, JR., RESERVING UNTO HIMSELF, A LIFE ESTATE, of record in Book 10900, Page 195, dated March 1, 1998, said Register's Office.

William Waller, Jr. having since died.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 201 Haverford Avenue, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 16th day of September, 2016.

Carol Corby Waller Trustee of the Carol Corby Waller Revocable Living Trust by Patricia Porter Kryder Her Attorney in fact

CAROL CORBY WALLER, TRUSTEE OF THE CAROL CORBY WALLER REVOCABLE LIVING TRUST
BY PATRICIA PORTER KRYDER, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 16th day of September, 2016, before me personally appeared, **PATRICIA PORTER KRYDER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CAROL CORBY WALLER, TRUSTEE OF THE CAROL CORBY WALLER REVOCABLE LIVING TRUST**, and who acknowledged that she executed the same as the free act and deed of **CAROL CORBY WALLER, TRUSTEE OF THE CAROL CORBY WALLER REVOCABLE LIVING TRUST.**

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
8-20-2019

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**

