WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101944 DEEDWARR
Recvd: 11/17/16 14:47 2 pgs
Fees:13.00 Taxes:2182.63

20161117-0121542

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: January 21, 2018

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF Melanie D. Durrad

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 NUMBERS
Sarah A. Morrow	Farmington Mortgage, a Division of CapStar Bank	104-02-1-J-004.00 CO
(NAME)	(NAME)	
11595 Huntington Way	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Pickerington OH 43147	Nashville, TN 37215	
(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, **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 **Sarah A. Morrow, an unmarried woman,** 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, State of Tennessee, described as follows to-wit:

Being 3118 Long Blvd., Unit 4, 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 revised 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 also 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 to jjb properties, llc, a Tennessee limited liability company 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 appearing 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 revised 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 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 4, 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 14th day of November, 2016.

jjb properties, llc

By: _____
Bryan D. 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 D. 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 14th day of November, 2016.

_____
Notary Public
My Commission Expires: _____

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

File No.: 24037