(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 3.2518
(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South
Franklin, TN 37064
File # 01288-35957

BILL GARRETT, Davidson County
Trans: T20170017708 DEEDWARR
Recvd: 03/01/17 12:25 2 pgs
Fees: 13.00 Taxes: 4514.00

20170301-0020262

KIMBERLY D. HICKS NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace H. Dunbar, III and Jennifer E.P. Dunbar	New Owner	
(NAME)	(NAME)	
1135 Granny White Court		131-080-Q 002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JB PARTNERS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALLACE H. DUNBAR, III AND JENNIFER E.P. DUNBAR, HUSBAND AND WIFE,** 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, Tennessee, being Unit B of Homes at Granny White Court, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Granny White Court, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150626-0061730 and Amended in Instrument No. 20170301-0020261, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Granny White Court, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150626-0061730 and Amended in Instrument No. 20170301-0020261, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Warranty Deed from Wood Smythe Caldwell, Executor of The Estate of Frances Symthe Caldwell to JB Partners as recorded on the 26th day of June, 2015 in Instrument No. 20150626-0061729 and being a portion of Deed from John Robley Caldwell to Frances Smythe Caldwell as recorded on the 14th day of August, 1974 in Deed Book 4843, Page 294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 421, Page 161, said Register's Office; and Restrictive Covenants of record in Instrument No. 20150626-0061730 and Instrument No. 20170301-0020261, said Register's Office.

unimproved
This is improved x property, known as 1135 Granny White Court, Nashville, TN 37204
(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 hand this 16th day of February, 2017

JB PARTNERS

BY: _____
JASON KECKLEY, PARTNER

BY: _____
BRYAN P. CHURCH, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bryan Church and Jason Keckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of JB Partners, the within named bargainor, a Tennessee general partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership as partners.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2017.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019