LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018075 DEEDWARR
Recvd: 03/02/17 10:35 2 pgs
Fees:13.00 Taxes:4625.00
20170302-0020669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 6, 2019

(AFFIX SEAL)

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

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
Jamie C. Beckwith	New Owner	
(NAME)	(NAME)	
3215 Acklen Ave.		104-6T 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212, TN		
(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, WE, **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE C. BECKWITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121229, 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 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121229, 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 verbatim herein for a more complete identification and description of said Unit.

Being Part of the same property conveyed to JB Partners, a Tennessee general partnership by Deed from Forrest W. Beavin, III, Successor Trustee of the Beavin Revocable Living Trust U/A/D July 15, 2008, dated November 30, 2015 of record in Instrument No. 20151201-01211228, said Register's Office.

This conveyance is subject to 2017 Real Property taxes; restrictive covenants of record in Instrument No. 20151201-0121229, said Register's Office.

unimproved
This is improved x property, known as Unit 2 of 3213 Acklen Avenue Cottages, aka 3213-B Acklen Avenue Cottages, with physical address of 3215 Acklen Avenue, Nashville, TN 37212

(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 1st day of March, 2017

JB PARTNERS

BY: _____

BRYAN P. CHURCH, PARTNER

BY: _____

JASON KECKLEY, 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, GP, 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 1st day of March, 2017.

Commission expires:

_____ Notary Public

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