Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170032895 DEEDWARR
Recvd: 04/19/17 11:07 2 pgs
Fees:13.00 Taxes:1073.00
20170419-0038258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of ~~April, 2017~~

_____
Notary Public
Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
JNBW Properties, LLC 108 Myrtle Street Nashville, TN 37206	Pinnacle Bank 150 3rd Ave S., Ste. 900 Nashville, TN 37201	082-12-0-142.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Abigail L. Franklin, married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JNBW 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 and a small triangular part of Lot No. 75 on the Plan of Neill S. Brown's Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Beginning at a point in the Westerly margin of Myrtle Avenue at the common corner of Lots 74 and 75 on said plan; thence with the common boundary line between Lot Nos. 74 and 75 South to 60 degrees 33' West 106.7 feet to a point; thence South 64 degrees 25' West 22.25 feet to a point; thence South 29 degrees 15' East 1.5 feet to a point in the boundary line between Lots 74 and 75; thence with the common boundary line between said lots South 60 degrees 33' West 41.1 feet to a point in the Easterly margin of an alley; thence with the margin of said alley South 29 degrees 15' East 50 feet to a point being the common rear corner of Lot Nos. 73 and 74 on said plan; thence with the common boundary between Lots 73 and 74 North 60 degrees 33' East 170 feet to a point in the Westerly margin of Myrtle Avenue; thence with margin of said Avenue, North 29 degrees 15' West 50 feet to the point of beginning.

Being the same property conveyed to Kerry Anna Hogan and Joseph Wadleigh Rocha, both unmarried by Warranty deed from Cash Flow Properties, LLC of record in Instrument No. 20100308-0017682 Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 08, 2010. (Value of consideration shown in aforementioned deed $111,000.00.)

Being the same property conveyed to Abigail L. Franklin, married woman by Warranty deed from Kerry Anna Rocha and Joseph Wadleigh Rocha, wife and husband of record in Instrument No. 20150904-0090503 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 04, 2015. (Value of consideration shown in aforementioned deed $234,500.00.) Being also known as 108 Myrtle Street Nashville, Tennessee 37206.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 108 Myrtle Street, Nashville, TN 37206.

Subject Property having never been the residence of Dustin Ponscheck, Spouse of Abigail Franklin.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of April, 2017.

Abigail L Franklin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Abigail L. Franklin, married woman
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of April, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)