WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051607 DEEDWARR
Recvd: 06/16/17 11:02 2 pgs
Fees:13.00 Taxes:2404.63
20170616-0060618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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
Chad C. Kinkle Amy Kinkle and, Laura Kinkle	New Owner	
(NAME)	(NAME)	
721 Park Circle		10401046600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD C. KINKLE AND AMY KINKLE, HUSBAND AND WIFE AND LAURA KINKLE,** 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 Lots 85, West End Park Terrace, as shown on plat of record in Plat Book 547, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Ryan Hurd and Brittany Hurd, husband and wife to JB Partners, GP, a Tennessee general partnership as recorded on the 11th day of April, 2016 in Instrument No. 20160411-0034260 and Quitclaim Deed from JB Partners, a Tennessee general partnership to JB Partners, a Tennessee general partnership as recorded on the 11th day of April, 2016 in Instrument No. 20160411-0034261, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 721 Park Circle, Nashville, TN 37205
(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 31 day of May, 2017

JB PARTNERS, GP

BY: _____, Authorized Agent

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, 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 Authorized Agent of JB partners, GP, the within named bargainor, a partnership, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 31 day of May, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 16, 2017

_____
Notary Public