Davidson County DEEDWARR
Recvd: 08/01/17 09:36 3 pgs
Fees:18.00 Taxes:2312.50
20170801-0077731

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

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
Vinan Mistry and Devisha Mistry	NEW OWNER	
(NAME)	(NAME)	
395 Mcadoo Avenue		10401046700
(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, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VINAN MISTRY AND DEVISHA MISTRY, 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 Lot 86, 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 part of the same property conveyed by 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; part of 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; part of Quitclaim Deed from Brittany M. Lee N/K/A Brittany Hurd and husband, Ryan C. Hurd to Ryan Hurd and Brittany Hurd, husband and wife, as recorded on the 27th day of June, 2014 in Instrument No. 20140627-0056623 and part of Warranty Deed from Richard Slate, unmarried to Brittany M. Lee, unmarried and Ryan C. Hurd, unmarried, joint tenants with right of survivorship, as recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054471, 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 395 Mcadoo Avenue, 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 27 day of July, 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 P. 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 27th day of July, 2017.

Commission expires: 11/5/2019

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY