BILL GARRETT, Davidson County
Trans:T20170077076 DEEDWARR
Recvd: 09/01/17 15:34 2 pgs
Fees:13.00 Taxes:136.12
20170901-0090477

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
JNBW Properties, LLC
5133 Harding Pike, #A1
Nashville, TN 37205

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 103-01-0
PARCEL 089.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Martha May Nicholson as Executrix of the Arthur Miller Huffman Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JNBW Properties, LLC,** 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:

MAP 103-01-0, PARCEL 089.01
Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map Showing Subdivision of John M. Branham's Farm on Charlotte Turnpike of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee and being described as follows:

Being the northerly 67.7 feet of the property conveyed to Mrs. Vercie Huffman (Huffman and Hoffman being on and the same person) by deed of record in Book 1581, Page 576, Register's Office for Davidson County, Tennessee and being part of the property described in deed from John T. Lelyette by deed of record in Book 505, Page 506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur Miller Huffman by deed from Mrs. Vercie Huffman (now Sharpe), dated April 14, 1964, of record in Book 3710, Page 285, Register's Office for Davidson County, Tennessee.
Arthur Miller Huffman deceased on January 24, 2015 and the property is conveyed by Martha May Nicholson, Executrix of the Estate of Arthur Miller Huffman pursuant to his Last Will & Testament of record in the Probate Clerks Office for Davidson County, Tennessee under Docket Number 15P1590.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **314 B Lellyett Street Nashville, TN 37209.**

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 our hands this 25 day of August, 2017.

Martha May Nicholson executrix
Arthur Miller Huffman Estate
By: Martha May Nicholson, Executrix

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha May Nicholson, as Executrix of the Arthur Miller Huffman Estate the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $36,790.00.

AFFIANT

Subscribed and sworn to before me this 28TH day of August, 2017.

Carmen Coats
NOTARY PUBLIC

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018