BILL GARRETT, Davidson County
Trans:T20170077076 DEEDWARR
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Fees:23.00 Taxes:1066.38
20170901-0090478

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 091-13-0
PARCEL 348.00 & 347.00

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, we, **Martha May Nicholson, as Executrix** of the **Arthur Miller Huffman Estate, Connie Shane, Mark Shane, Ronald Shane, Myka Miranda Jackson, Cheryl Huffman, Wanda F. Early, Rita D. Robbins, Vernice A. Hobbs, and Melody Johnson,** 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:

TRACT 1: Map 091-13-0, Parcel 348.00

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:

Beginning on a stake in the East boundary line of Lellyette Avenue 100 feet from the corner of Lellyette Avenue and Lenox Avenue and running with this boundary line south 5 deg. east, 65 feet to a stake in the same boundary line; thence north 72 deg. east, 39 feet to a stake in the east boundary line of the Cowden tract; thence north 5 deg. west 65 feet with this boundary line to a stake; thence south 72 deg. west 39 feet to the beginning, being a parcel of land lying between the Keif and Huffman corner of lots and being tract of land conveyed to Elton Sharpe from John B. Cowden of record in Book 2023, Page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elton Sharpe by deed from John B. Cowden dated June 3, 1950, of record in Book 2023, page 168, and to Vercie Furlow Sharpe by deed from Elton Sharpe, dated April 14, 1964, to create an estate by the entireties, of record in Book 3710, Page 281, Register's Office for Davidson County, Tennessee.

Elton Sharpe predeceased Vercie Furlow Sharpe leaving her as the surviving tenant by the entireties. Vercie Furlow Sharpe died intestate and was unmarried at the time of her death leaving Arthur M. Huffman, Betty C. (Huffman) Shane, Floyd F. Huffman, Sr., Richard R. Huffman and Bobby L. Huffman as her only heirs at law pursuant to the Affidavit of Heirship of record in Instrument No. 20110202-0009089, Register's Office for Davidson County, Tennessee.

TRACT 2: MAP 091-13-0, PARCEL 347.00

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:

Beginning at a point in the westerly line of said Lot No. 5, said point being 338 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5 1/4 deg. west 94 feet to a point; thence north 75 3/4 deg. east 200 feet to a point; thence south 5 1/4 deg. east 94 feet to a point; thence south 75 3/4 deg. west 200 feet to the point of beginning.

Being the same property conveyed to James Elton Sharp and wife, Dercie Furlough Sharp, by deed from James Virgil Thomas, Sr. and wife, Devola V. Thomas, dated January 2, 1954, of record in Book 2749, Page 634, Register's Office for Davidson County, Tennessee.

James Elton Sharp predeceased Dercie Furlough Sharp leaving her as the surviving tenant by the entireties. Dercie Furlough Sharp died intestate and was unmarried at the time of her death leaving Arthur M. Huffman, Betty C. (Huffman) Shane, Floyd F. Huffman, Sr., Richard R. Huffman and Bobby L. Huffman as her only heirs at law pursuant to the Affidavit of Heirship of record in Instrument No. 20110202-0009089, Register's Office for Davidson County, Tennessee.

Applicable to both tracts aforementioned Elton Sharpe and James Elton Sharp is one and the same person, and Vercie Furlow Sharpe and Dercie Furlough Sharp is one and the same person.

Applicable to both tracts aforementioned the following information applies:

Richard R. Huffman died on May 16, 1997, leaving the following children as all of his surviving heirs at law: Wanda F. (Huffman) Early, Melody S. (Huffman) Johnson, Rita D. (Huffman) Robins, and Vernice A. (Huffman) Hobbs) pursuant to the Affidavit of Heirship of record in Instrument No. 20110202-0009089, Register's Office for Davidson County, Tennessee.

Bobby L. Huffman died on July 14, 2002, leaving the following children as all of his heirs at law: Cynthia L. (Huffman) Salinas who deceased on December 23, 2013 intestate leaving one child, Myka Miranda Jackson as her sole surviving heir at law pursuant to the Affidavit of Heirship of record in Instrument No. 20150325-0025444, Register's Office for Davidson County, Tennessee, and Cheryl R. Huffman, still living.

Floyd F. Huffman, Sr. died on September 3, 1998, leaving one child, Floyd F. Huffman, Jr., as his sole surviving heir at law pursuant to the Affidavit of Heirship of record in Instrument No. 20110202-0009089, Register's Office for Davidson County, Tennessee. Floyd F. Huffman, Jr. conveyed his interest to Arthur M. Huffman, Betty C. Shane, Wanda F. Early, Melody S. Johnson, Rita D. Robbins, Vernice A. Hobbs, Cynthia L. Salinas, and Cheryl R. Huffman by Quitclaim Deed dated January 11, 2012, of record in Instrument No. 20120208-0011280, Register's Office for Davidson County, Tennessee.

Melody Johnson executes this instrument on behalf of Connie Shane, Mark Shane, Ronald Shane, Myka Miranda Jackson, Cheryl Huffman, Wanda F. Early, Rita D. Robbins, and Vernice A. Hobbs pursuant to Specific Power of Attorneys being recorded simultaneous herewith.

The description of each tract is the same as in the previous deed of record.

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 improved property known as 316 & 0 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 25th day of August, 2017.

Martha May Nicholson executrix
Martha May Nicholson, Executrix of the Estate
Arthur Miller Huffman

Connie Shane - Melody Johnson Attorney in fact
Connie Shane
By: Melody Johnson Attorney-in-Fact

Mark Shane - Melody Johnson - Attorney in fact
Mark Shane
By: Melody Johnson Attorney-in-Fact

Ronald Shane - Melody Johnson - Attorney in fact
Ronald Shane
By: Melody Johnson Attorney-in-Fact

Myka Miranda Jackson - Melody Johnson - attorney in fact
Myka Miranda Jackson
By: Melody Johnson Attorney-in-Fact

Cheryl Huffman - Melody Johnson - Attorney in fact
Cheryl Huffman
By: Melody Johnson Attorney-in-Fact

Wanda F. Early - Melody Johnson - attorney in fact
Wanda F. Early
By: Melody Johnson Attorney-in-Fact

Rita D. Robbins - Melody Johnson - Attorney in fact
Rita D. Robbins
By: Melody Johnson Attorney-in-Fact

Vernice A. Hobbs - Melody Johnson Attorney in fact
Vernice A. Hobbs
By: Melody Johnson Attorney-in-Fact

Melody Johnson
Melody Johnson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melody Johnson, as Attorney-in-Fact for Connie Shane, Mark Shane, Ronald Shane, Myka Miranda Jackson, Cheryl Huffman, Wanda F. Early, Rita D. Robbins, and Vernice A. Hobbs 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 and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melody Johnson, and Martha May Nicholson, Executrix of the Estate of Arthur Miller Huffman the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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 $288,210.00.

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, 2019