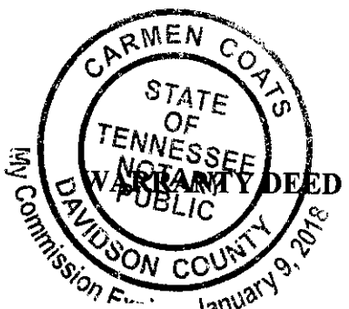


WARRANTY DEED

Bill Garrett Davidson County
Batch# 25389 DEEDWARR
11/14/2017 10:24:33 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20171114-0116826

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JNBW Properties LLC 5133 HARDING PIKE, STE A1 NASHVILLE, TN 37205	NEW OWNER	115-15-0065.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Felix Z. Wilson, III, as Trustee of the Juanita W. Wilson Family Trust (successor in interest to the Juanita W. Wilson Revocable Living Trust dated June 10, 1994),** with full power to convey without the necessity of the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JNBW Properties LLC, a Tennessee limited liability company,** hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of West Meade Farms Inc, Section "J" of record in Plat Book 1835, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 186 fronts 130 feet on the South side of Currywood Drive and runs back between lines 409 feet on the East line and 438.8 feet on the West line to dead line which is a broken line on which it measures 133.5 feet.

Being the same property conveyed to Felix Z. Wilson II, and wife, Juanita W. Wilson by Warranty deed from West Meade Farms, Inc of record in Book 2440, page 365, Register's Office for Davidson County, Tennessee, dated July 12, 1955 and recorded on July 14, 1955; and further

Being the same property conveyed to Juanita W. Wilson, Trustee for the Juanita W. Wilson Revocable Living Trust, with fully power to convey without the necessity of the joinder of any beneficiary by Quitclaim deed from Felix Z. Wilson II, and wife, Juanita W. Wilson of record in Book 9380, page 234, Register's Office for Davidson County, Tennessee, dated June 10, 1994 and recorded on June 16, 1994. The said Felix Z. Wilson having predeceased Juanita W. Wilson on December 9, 1999. The said Juanita W. Wilson having died on May 24, 2016. Per the terms of the Juanita W. Wilson Revocable Living Trust, the title is now vested in Felix Z. Wilson, III, Trustee of the Juanita W. Wilson Family Trust.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6425 Currywood Drive, Nashville, Tennessee 37205

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/our hand(s) this 2nd day of November, 2017.

The Juanita W. Wilson Family Trust
(Successor in Interest to the Juanita W.
Wilson Revocable Living Trust dated June 10, 1994)

By: _____
Felix Z. Wilson, III, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Felix Z. Wilson, III, Trustee of the Juanita W. Wilson Family Trust (Successor in Interest to the Juanita W. Wilson Revocable Living Trust dated June 10, 1994), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of November, 2017.

_____
Notary Public

John M. Wells
State
of
Tennessee
Notary
Public
Davidson County

My Commission Expires: 5/6/2019