Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

P17-8839-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8839-BW

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Nov., 2017
Notary Public
MY COMMISSION EXPIRES: 6-20-2021
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 30770 DEEDWARR
11/29/2017 08:47:15 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20171129-0121478

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Shelton	Joseph Shelton	MAP
1500 Woodmont Blvd	3842 Wieuca Terrace	PARCEL 117-12-0-061.00
Nashville, TN 37215	Atlanta, GA 30342	
(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, **JRB Realty, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe P. Shelton, a married man and Andrea S. Shelton, a married woman, joint tenants**

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 No. 1 of Block A on the Plan of Clairmont Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua P. LaWarre and wife, Kaila D. LaWarre by Warranty Deed from David Humes and wife, Gail Humes of record in Instrument No. 20060816-0100831 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 16, 2006.

Being the same property conveyed to JRB Realty, LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Successor Trustee of record in Instrument No. 20170504-0044198 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on May 04, 2017.

Being also known as 1500 Woodmont Blvd Nashville, Tennessee 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

P17-8839-BW

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1500 Woodmont Blvd, Nashville, TN 37215.**

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 the 21st day of November, 2017.

JRB Realty, LLC

By: Todd McNeely Chief Manager & Sole Member
Todd McNeely, Chief Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Todd McNeely, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Chief Manager and Sole Member (or other officer) authorized to execute the instrument of Warranty Deed, the within named bargainor, a limited liability company, and that such Chief Manager and Sole Member, executed the foregoing instrument for the purpose herein contained, by personally signing the name of the limited liability company as Chief Manager and Sole Member (or other authorized officer).

Witness my hand and official seal this the 21st day of November, 2017.

Notary Public

My Commission Expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

5107 Maryland Way, Ste. 115, Brentwood, TN 37027
(615)661-7711 phone, (615)661-7701 fax