WARRANTY DEED

File #18219

Bill Garrett Davidson County
Batch# 104096 DEEDWARR
06/13/2018 11:02:39 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180613-0056732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JB Partners LLC	NEW OWNER	-118 09 0 11900
(NAME) 4204 Belmont Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, I, **Sue D. Ansley, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB Partners LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 5 on the plan of the re-subdivision of lot No. 13 in Noelton, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, on October 25, 1934, as follows:

Beginning on the easterly margin of Lealand Lane, formerly 10th Avenue South, at a point 400 feet south of the southerly margin of Battlefield Drive, formerly Third Street, said point being the corner of lots nos. 4 and 5; thence with the easterly margin of said Lane, south 11° 08' west 100 feet to the corner of lots Nos. 5 and 6; thence with the line between said two lots, south 84° east 330.7 feet to the westerly line of the Caldwell Land; thence with said line, north 0° 33' east 100 feet to the corner of lots nos. 4 and 5; thence with the line between said two lots, westwardly 317 feet, more or less, to the beginning.

Being the same property conveyed to John H. Ansley, III and wife, Sue D. Ansley by warranty deed from Jack Ansley and wife, Mildred C. Ansley of record in Book 4177, page 450, Register's Office for Davidson County, Tennessee, dated 10/03/1967 and recorded on 10/04/1967. The said John H. Ansley, III died on December 22, 2008, leaving Sue D. Ansley as surviving tenant by the entirety.

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.

unimproved ☐
This is improved ☒ property, known as 3308 Lealand Lane, Nashville, TN 37204
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 12th day of June, 2018.

Sue D. Ansley by: DHH, attorney in fact

Sue D. Ansley by: Daniel Heard, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Sue D. Ansley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Sue D. Ansley, and is authorized by Sue D. Ansley to execute this instrument on her behalf.

This the 12th day of June, 2018.

My Commission Expires: 4-16-22

Shelly M Smith
Notary Public

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
4-16-22

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027