BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168818 DEEDWARR
11/30/2018 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $6,012.50

20181130-0116832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin P. Reese	JP MORGAN CHASE BANK	
(NAME)	(NAME)	
201 Haverford Ave.	700 Kansas Ln.	129-04-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Monroe, LA 71203	
(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, **JLBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN P. REESE AND COLLEEN REESE, HUSBAND AND WIFE,** 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 I:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Map of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade Subdivision as of record in Plat Book 547, Page 142, Registers Office for Davidson County, Tennessee and described according to survey made by John Kohl & Co., P.C. dated September 2, 1994, as follows:

Beginning at the Southeasterly intersection of Haverford Drive and West Meade Drive; thence along the formerly Southerly margin of West Meade Drive, in a Easterly direction, 155.6 feet to an iron pin 50 feet West of the common corner of Lots Nos. 5 and 6 on said Plan; thence South 33 degrees 35 minutes West 89 feet to an iron pin; thence in a Westerly direction 153.1 feet to a point in the Easterly margin of Haverford Drive; thence along the Easterly margin of Haverford Drive in a Northerly direction 81 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being a certain portion of West Meade Drive between Haverford Avenue and Haverford Drive closed by the council of Metro Government of Nashville and Davidson County Ordinance No. 094-1021 in the Metropolitan Court Clerks Office for Davidson County, Tennessee.

Said properly consists of a portion of the Southerly half of the abandoned West Meade Drive and fronts 25 feet more or less on the Easterly margin of Haverford Avenue and extends back 156 feet more or less on its Northerly line and 155.6 feet more or less on its Southerly line to a rear line measuring 25 feet more or less.

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

Being the same property conveyed to JLBW Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carol Corby Waller, Trustee of the Carol Corby Waller Revocable Living Trust, recorded on the 26th day of September, 2016 in Instrument No. 20160926-0101433, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 201 Haverford Ave., Nashville, TN 37205
(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.

Witness my hand this 29th day of November, 2018

JLBW PROPERTIES, LLC

BY: _____

BARRY BRANAN WHITE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barry Branan White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of JLBW Properties, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2018.

Commission expires: _____

_____
Notary Public