Warranty Deed

Karen Y Johnson Davidson County
Batch# 182835 **DEEDWARR**
01/11/2019 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190111-0003052

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
JB Holdings, GP	new owner	
209 Woodford Place		081024F01000CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BUENA VISTA PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 10, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Keith Churn Trustee for the Vision Trust Corp Revocable Trust 1/3 interest and Milton Thomas 1/3 interest and Sherman Tibbs 1/3 interest by Warranty deed from Keith Churn, Trustee for Vision Trust Corp Revocable Trust 1/2 interest and Raggedy Inc. 1/2 interest of record in Instrument No. 20050420-0043825 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 20, 2015.

Being a portion of the same property conveyed to Ellen M. Turner by Quitclaim deed from Sherman Tibbs, his 1/3 interest of record in Instrument No. 20081008-0102230 Register's Office for Davidson County, Tennessee, dated October 8, 2008 and recorded on October 8, 2008.

Property was conveyed to G Co Investments, LLC by Final Decree Confirming Sale from Clerk & Master of record in Instrument No. 20130305-0022035, Register's Office for Davidson County, Tennessee, recorded on March 5, 2013. Property was redeemed by Decree for Redemption conveying property to Keith Churn, Trustee for the Vision Trust Corp Revocable Trust as to a 1/3 interest, Milton Thomas as to a 1/3 interest, and Ellen M. Turner as to a 1/3 interest, of record in Instrument No. 20140529-0046041, Register's Office for Davidson County, Tennessee, recorded May 29, 2014. (as to Map/Parcel: 081-02-0-148.00)

Return to:
Rudy Title and Escrow, LLC
2212 21st Avenue South
Nashville, TN 37212
File # BSMR18-2142

Property was conveyed to JWM6, Inc. by Final Decree Confirming Sale from Clerk & Master of record in Instrument No. 20131125-0120880, Register's Office for Davidson County, Tennessee, recorded on November 25, 2013. Property was redeemed by Decree for Redemption conveying property to Keith Churn, Trustee for the Vision Trust Corp Revocable Trust as to a 1/3 interest, Milton Thomas as to a 1/3 interest, and Ellen M. Turner as to a 1/3 interest, of record in Instrument No. 20140603-0048093, Register's Office for Davidson County, Tennessee, recorded June 3, 2014. (as to Map/Parcel: 081-02-0-163.00)

Being also known as 2120 (Tract I) & 0 (Tract II) 24th Avenue North Nashville, Tennessee.

Order and Decree Divesting Title to Real Property Located at 0 24th Avenue North and 2120 24th Avenue North recorded in Instrument No. 20131213-0130719 where the property is divested out from Keith Churn, Trustee for the Vision Trust Corp Revocable Trust and vested to Eagle Point Outdoor, LLC, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Eagle Point Outdoor, LLC by Warranty deed from Ellen M. Turner and Milton Thomas of record in Instrument No. 20161213-0130775 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 13, 2016.

Being a portion of the same property conveyed to Buena Vista Partners, a Tennessee general Partnership by Warranty deed from Eagle Point Outdoor, LLC, a Tennessee limited liability company of record in Instrument No. 20170609-0057814 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 09, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2142 24th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of January, 2019.

Buena Vista Partners, a Tennessee General Partnership
By: Legacy South Builders, LLC, a Tennessee Limited Liability Company, General Partner

By: Frank E Neal IV
Name: Frank Elmo Neal, IV
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Frank Elmo Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Member of Legacy South Builders, LLC, a Tennessee Limited Liability Company, which is the General Partner of Buena Vista Partners, a Tennessee General Partnership, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of Legacy South Builders, LLC, as General Partner of Buena Vista Partners.

Witness my hand and seal this 8th day of January, 2019.

DREW T. BAMBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

My Commission Expires: 5/3/21