THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119154

Karen Johnson Davidson County
Batch# 201107 **DEEDWARR**
03/01/2019 01:53:57 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190301-0018898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Notary Public
My Commission Expires: 1/8/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexa Wroblewski 514 Nichol Road Nashville TN 37209	New Owner	Tax Parcel ID No. 091-10-0S-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexa M. Wroblewski, a single woman, and Kenneth J. Wroblewski, a married man, as tenants in common with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B , on the Horizontal Property Regime with private elements for Homes at 514 Nichol Road, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180319-0025667, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from GHENWA ELTITI and SHADI ELTITI, WIFE AND HUSBAND, of record in Instrument No. 20180319-0025666, dated March 16, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-10-0S-002.00-CO.

Matters shown on the Plan of record in Plat Book 332, page 7, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180319-0025667, said Register's Office.

This is improved property located at 514 Nichol Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WBIT-19514

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2019.

JB Partners, a Tennessee General Partnership

By: Jason Keckley, Partner

By: Bryan P. Church, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Jason Keckley and Bryan P. Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of JB Partners, a Tennessee general partnership the within named bargainor, a Partnership, and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by themselves as Partners.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022