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

CRT File No. 200124377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2020.

Notary Public
My Commission Expires: 9/6/22

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 360605 DEEDWARR
02/20/2020 08:43:22 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200220-0018762

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Tyler Mayo and Jessica Mayo 611 49th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-11-0-277.00

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 **Zachary Tyler Mayo and Jessica Mayo, husband and wife**, ("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 Lot Nos. 24 and 26, of Block 97, on Plan 1 of West Nashville, of record in Book 57, pages 74 and 75, Register' s Office for said County.

Said Lot Nos. 24 and 26 front together 50 feet on the westerly margin of 49th Avenue North, formerly 8th Street, and extend back between parallel lines with southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from JANICE MORRIS, of record in Instrument No. 20180423-0037735, dated April 19, 2018, said Register's Office.

Being further conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, to establish original lot lines, of record in Instrument No. 20180423-0037736, dated April 19, 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 2020 and subsequent years for Map-Par. 091-11-0-277.00.

Matters shown on the Plan of record in Book 57, pages 74 and 75, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20190918-0094662, said Register's Office.

This is improved property located at 611 49th Avenue North 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 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 14th day of February, 2020.

JB Partners, a Tennessee General Partnership

Kate Rosenthal, agent

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of February, 2020.

J Anderson

Notary Public

My Commission Expires: _____

