WARRANTY DEED

Karen Johnson Davidson County
Batch# 375838 DEEDWARR
03/23/2020 11:11:09 AM 2 pgs
Fees: $13.00 Taxes: $1,672.03

20200323-0031366

A-CR-20-2156b

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andie Stone Hickman and Matthew Logan Hickman	**Bank of Tennessee**	
(NAME)	(NAME)	**119-01-0H-001.00-CO**
2156 B Sadler Avenue	**PO Box 4980**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Johnson City, TN 37602**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JLB DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDIE STONE HICKMAN AND MATTHEW LOGAN HICKMAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Establishing a Horizontal Regime for 2156 Unit 2 Sadler Avenue Townhomes, of record as Instrument No. 20190516-0046136 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the Part of property conveyed to Robert J. Grignon by Warranty deed from Carolyn W. Hurd of record in Instrument No. 20070403-0040034 Register's Office for Davidson County, Tennessee, dated March 26, 2007 and recorded on April 03, 2007 .

Being the part of property conveyed to JLB Development LLC by Warranty deed from Robert J. Grignon, married of record in Instrument No. 20190415-0034387 Register's Office for Davidson County, Tennessee, dated April 10,2019 and recorded on April 15, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190516-0046136, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200107-0002101, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2156 B Sadler Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18 DAY OF MARCH, 2020.

JLB Development LLC, A Tennessee Limited Liability Company

BY: _____ 3-18-20
Jeff Bullock
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFF BULLOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of JLB DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 18th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212