Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930504

Karen Johnson Davidson County
Batch# 497830 **DEEDWARR**
10/19/2020 09:30:54 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20201019-0121161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JBT Construction, LLC 167 Antioch Pike Nashville, TN 37211	New Owner	Tax Parcel ID No. 081-07-0-153.00

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, **Darrell Batts. unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JBT Construction, LLC, a Tennessee limited liability company** ("Grantee"), its 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 the Southerly 10 feet of Lot No. 20 and the Northerly 20 feet of Lot No. 21 in the Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said parts of Lots No. 20 and 21 adjoin and front together 30 feet on the Easterly side of 9th Avenue North, formerly Buena Vista Pike, and extends back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to Darrell Batts by Quitclaim deed from J. Dewey Burnett, a widower and single person of record in Instrument No. 20020207-0016768 Register's Office for Davidson County, Tennessee, dated February 06, 2002 and recorded on February 07, 2002.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property located at 2008 9th Avenue N. Nashville TN 37208

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 16th day of October, 2020.

D Darrell Batts

Darrell Batts

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrell Batts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2020.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022