THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030926** Karen Johnson Davidson County Batch# 523284 **DEEDWARR** 12/02/2020 10:13:33 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20201202-0139807	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Notary Public My Commission Expires: J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2022

WARRANTY DEED

Address New Owner: JB Partners 4204 Belmont Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0-149.00

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, **Margaret C. Craig, Trustee of the Craig Family Trust dated August 26, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JB Partners, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being a part of the tract shown "For Future Development" on the Plan of Birdhaven Subdivision, of record in Book 1130, Page 30, Register's Office of Davidson County, Tennessee, described according to a survey made thereof February 18, 1981, by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a point in the southerly margin of Shackleford Road, as widened, said point being in the westerly line of Lot No. 1, Neil Hunt's Subdivision, of record in Book 974, Page 19, said Register's Office, said point also being 35 feet from the original center line of Shackleford Road;

Thence with the westerly line of said Lot No. 1, said Hunt's Subdivision, southwardly 106.6 feet to a railroad spike set in the benched root of a large hackberry tree, the northeasterly corner of Lot No. 13, said Hunt's Subdivision.

Thence with the northerly line of Lots 13 and 14, said Hunt's Subdivision, westwardly 85.0 feet to a concrete monument, the southeasterly corner of the property conveyed to Samuel H. Shannon, et ux, Alice N. Shannon, by deed from James Dewarde Hughes, et ux, Elizabeth Rowland Hughes, of record in Book 4019, Page 488, said Register's Office.

Thence with said Shannon's easterly line , northwardly 117.86 feet to a concrete monument in the southerly margin of Shackleford Road, said monument being 25.0 feet from the original center line of said road; Thence with the southerly margin of said road eastwardly 69.38 feet to a point at which the road widens; Thence, at right angles southwardly 10.0 feet to a point; Thence continuing with the southerly margin of said road eastwardly 16.12 feet to a point of beginning.

Being the same property conveyed to WADE M. CRAIG, JR., TRUSTEE OF THE HOGAN CHILDRENS' TRUST, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY, by deed from ANNETTE RENEE BOUDREAU, of record in Instrument No. 20030822-0122447 , dated August 15, 2003 , said Register's Office.

Being further conveyed to MARGARET C. CRAIG, TRUSTEE OF THE CRAIG FAMILY TRUST by deed from MARGARET C. CRAIG, AS SUCCESSOR TRUSTEE OF THE HOGAN CHILDREN'S TRUST, of record in Instrument No. 20140916-0084982, dated September 15, 2014, 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. 131-03-0-149.00.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

This is improved property located at 1805 Shackleford Road Nashville TN 37215

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 30th day of November, 2020.

Margaret C. Craig Trustee

Margaret C. Craig, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret C. Craig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Craig Family Trust dated August 26, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021