THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210534896** Karen Johnson Davidson County Batch# 650247 **DEEDWARR** 06/07/2021 09:01:10 AM 2 pgs Fees: $13.00 Taxes: $2,044.25 20210607-0075634	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $552,500.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2023

WARRANTY DEED

Address New Owner: JBT Construction LLC 167 Antioch Pike Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-13-0-038.00

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, **Jere Granville Carter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JBT Construction LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 and the south 8 feet of the west 75 feet of the east 150 feet of Lot No. 38 on the Map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County.

Said Lot No. 36 and part of Lot No. 38 fronts 75 feet on the north side of Grandview Drive and runs back between parallel lines 183 feet to a dead line.

Being the same property conveyed to Jere Granville Carter and wife, Carolyn Cole Carter by Warranty deed from L. D. Harless and wife, Lady Claire Harless of record in Book 4352, page 315, Register's Office for Davidson County, Tennessee, dated July 22, 1969 and recorded on July 22, 1969.

The said Carolyn Cole Carter having since deceased on May 27, 2017 in Davidson County, Tennessee.

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 1424, Page 10, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 1012 Grandview Drive Nashville TN 37204

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 4th day of June, 2021.

Jere Granville Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023