THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238817

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

Karen Johnson Davidson County
Batch# 783173 **DEEDWARR**
01/03/2022 11:34:21 AM 2 pgs
Fees: $13.00 Taxes: $6,567.50

20220103-0000425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JB Partners 3503 Richards Street Nashville TN 37215	New Owner	Tax Parcel ID No. 117-12-0-004.00

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, **Kevin A. Lorance, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JB Partners, a Tennessee General Partnership**, ("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 No. 42 on the Map of Noel's Subdivision of Watkins Grove, not of record and described as follows:

BEGINNING at a point in the westerly margin of Richards Street, 155 feet south of the south margin of Woodmont Boulevard, at the corner of Lot s 41 and 42; thence with the line between said lots, westerly 200 feet to the corner of said lots and of Lots 62 and 63; thence with the line between Lots 42 and 62, northerly 200 feet to the corner of said lots and of Lots 43 and 61; thence with the line between Lots 42 and 43, easterly 200 feet to the westerly margin of Richards Street; thence with the margin of the same, northerly 200 feet to the beginning.

Being the same property conveyed to KEVIN A. LORANCE AND SPOUSE, E. ANNE LORANCE, by deed from MARJORIE B. COMSTOCK, of record in Book 9034, page 617 , dated March 31, 1995 , said Register's Office.

Being further conveyed to KEVIN A. LORANCE by deed from E. ANNE LORANCE, of record in Instrument No. 20130715-0073091, dated June 28, 2013, 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 2021 and subsequent years for Map-Par. 117-12-0-004.00.

This is improved property located at 3503 Richards Street 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 December, 2021.

Kevin A. Lorance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin A. Lorance, 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 30th day of December, 2021.

Notary Public

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

My Commission Expires: _____