RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1188305
10/01/2024 10:40:08 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20241001-0075908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE JONES NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton LD, LLC	Clifton LD, LLC	
(NAME)	(NAME)	
2208 Castleman Drive	2215 Castleman Drive	131-01-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JB PARTNERS, GP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFTON LD, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of B.N. Stammer Subdivision of record in Plat Book 1424, Page 23, 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 same property conveyed to David K. Wheaton, a married man by Warranty Deed from Paul L. Riggan, an unmarried man of record in Instrument No. 20100614-0045663 Register's Office for Davidson County, Tennessee, dated June 11, 2010 and recorded on June 14, 2010.

Being the same property conveyed to W. Aaron Fortner Trustee by Quitclaim Deed from David K. Wheaton and Constance Ellis, of record in Instrument No. 20150611-0055531, Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 11, 2015 and within the same deed the said W. Aaron Fortner Trustee, Trustee conveyed his interest in the subject property to David K. Wheaton and Constance Ellis, as joint tenants with right of survivorship.

Being the same property conveyed to Elliott Development, LLC by Warranty Deed of record in Instrument No. 20241001-0075906 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JB Partners, GP by Warranty Deed of record in in Instrument No. 20241001-0075907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2208 Castleman Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

JW2024-1110

Witness my hand this 30th day of September, 2024.

JB PARTNERS, GP

BY: _____

JASON KECKLEY, GENERAL PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jason Keckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of JB Partners, GP, and that he as such General Partner of JB Partners, GP, executed the foregoing instrument for the purposes therein contained by signing the name of the GP by himself as General Partner of JB Partners, GP.

Witness my hand and official seal this 30th day of September, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

_____

Notary Public

JW2024-1110