WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**

(AFFIX SEAL)

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Mallory Lane, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khorn Than	OWNER	**070-04-0-081.00**
(NAME)	(NAME)	
514 East Nocturne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/06/05 14:42 2 pgs
Fees:13.00 Taxes:526.88

20050406-0038016

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, WE, **J2K Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khorn Than**, 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:

Being part of Blocks A & B on the Map of Dewey Heights Addition, of record in Book 161, Page 94, Register's Office for said County, and being designated as Tract 5 and the southwesterly 30 feet of Tract 6 on the unrecorded Map of the same for Edith R. Howse Wright made by John M. Sullivan, Civil Engineer, May 13, 1958, as follows:
Beginning at a point in the northwesterly margin of Manila Street, nka E. Nocturne Drive, at the common corner of Tracts 4 and 5; thence with the said Street North 36" 26' East 80 feet to a point, which is 20 feet southwest of the common corner of Tracts 6 and 7; thence northwesterly, parallel to and 20 feet southwest of the dividing line between said Tracts, 177 feet, more or less to a point, thence South 52" 54' East 80 feet to the common rear corner of Tracts 4 and 5; thence with the line between said tracts, South 49" 59' East 199.4 feet to the point of beginning.

Being the same property conveyed to **J2K Builders, LLC** by deed of record in Instrument 20040727-0089831, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **514 East Nocturne Drive, Nashville, TN 37207**

(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.

Witness **our hands** this **18th day of March, 2005**.

J2K Builders, LLC

By:
Kerry McLean,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kerry McLean, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of J2K Builders, LLC, and that he as such Treasurer executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 18th day of March, 2005.

Commission Expires:8/20/07

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.