WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 16:12 3 pgs
Fees:18.00 Taxes:2127.50
20050512-0053993

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	**OWNER**	**163-00-0**
(NAME)	(NAME)	**258.00 & 259.00**
615 Napoleon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, WE, **Paul B. Rainey and wife Mary R. Rainey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J2K Builders, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as **Old Franklin Road, Antioch, TN 37013**

(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 **my/our hand(s)** this **11th day of May, 2005**.

Paul B. Rainey

Mary R. Rainey

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Paul B. Rainey and wife, Mary R. Rainey** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 11th day of May, 2005.

Commission expires: 8/20/07



Notary Public

EXHIBIT "A"

DEED DESCRIPTION – Rainey Property

Being parcels of property located in the 32nd Councilmatic District of Nashville, Davidson County, Tennessee; being parcel 258 & 259 on Davidson County Tax Map163, being more particularly described as follows:

BEGINNING at an iron rod old on the southeast right-of-way of Old Franklin Road (R.O.W. varies), said point being the northeast point of the Dorris N. Brent Property, as of record in Instrument # 19991215-0303346;

THENCE leaving said Brent Property, following said Old Franklin Road, *North 54 degrees 01 minutes 49 seconds West for a distance of 25.25 feet to a point called for in the deed of record to be the center of old Mt. View,*

THENCE continuing with said Old Franklin Road, *North 44 degrees 02 minutes 03 seconds East for a distance of 234.92 feet to a point called for in the deed of record to be the center of old Mt. View Road;*

THENCE continuing with said Old Franklin Road, *North 40 degrees 38 minutes 54 seconds East for a distance of 144.61 feet to a point called for in the deed of record to be the center of old Mt. View;* said point also being on the southern boundary line of the Claudia Hill & Christi Baugh Property, as of record in Instrument # 19991215-0303346;

THENCE leaving said Old Franklin Road, following said Hill & Baugh Property with a fence, *South 82 degrees 15 minutes 59 seconds East for a distance of 341 48 feet to an iron rod old in a fence,* point also being the westernmost point of Section Six, Asheford Crossing, as of record in Instrument # 20001010-0100347;

THENCE leaving said Hill & Baugh Property, following said Section Six, Asheford Crossing, with fence, *South 82 degrees 33 minutes 42 seconds East, a distance of 347.55 feet* to an iron rod old in a fence;

THENCE continuing with said Section Six, Asheford Crossing, with a fence, *South 82 degrees 45 minutes 11 seconds East, for a distance of 49.89 feet* to an iron rod old in a fence, said point also being the westernmost point of Section One, Asheford Crossing, as of record in Deed Book 7900, Page 937;

THENCE leaving said Section Six, Asheford Crossing, following said Section One, Asheford Crossing, with a fence, *South 80 degrees 55 minutes 41 seconds East, for a distance of 21.55 feet* to an iron rod old in a fence, said point also being and being a common corner of said Dorris N. Brent;

THENCE continuing with said Brent Property, with a fence, *South 21 degrees 15 minutes 25 seconds West for a distance of 455.84 feet to an iron rod old* in a fence;

THENCE following said Brent Property with a fence, *South 32 degrees 35 minutes 25 seconds West, for a distance of 297.63 feet* to an iron rod old in a fence and being a common corner of said Brent Property;

THENCE continuing with said Brent Property, with a fence, *North 54 degrees 01 minutes 49 seconds West for a distance of 847.23 feet* to the point of beginning;

Containing 442,196 square feet or 10.15 acres +/-

Being the same property conveyed to Paul B. Rainey and wife Mary R. Rainey by deed of record in Instrument No. 20021017-0127836 and Instrument 20050512-0053992 **, Register's Office for Davidson County, Tennessee.**

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