File No. 290600042

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090046517 DEEDWARR
Recvd: 07/10/09 14:02 2 pgs
Fees: 13.00 Taxes: 92.50
20090710-0064566

KATHY JONES — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	SAME	092-04-0112.00
(NAME)	(NAME)	
P.O. Box 100453		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruthie G. Reynolds**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **J2K Builders, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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. 60 on the westerly 17 feet of Lot No. 61 in Harding's First Addition to Nashville, Tenn., as of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee. Said Lot No. 60 and the westerly part of Lot No. 61 front together 71 feet on the northerly side of Jackson Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ruthie G. Reynolds by Warranty Deed from Heirs at Law of Hershel Sensing, Deceased, being Mildred Sensing Porter and Estella May Stanley, by and through Wanda P. Grissom, Attorney in Fact, and Susie L. Cobb, by and through Wanda P. Grissom, Attorney in Fact, and Wanda P. Grissom and Nedra P. Bailey, by and through Wanda P. Grissom, Attorney in Fact, and Elwood Polk, III, by and through Wanda P. Grissom, Attorney in Fact, and Emmett Polk, II, by and through Wanda P. Grissom, Attorney in Fact, and Jacquelyn P. Carey, by and through Wanda P. Grissom, Attorney in Fact, and John Polk, by and through Wanda P. Grissom, Attorney in Fact, and Rosemary Polk Kates, by and through Wanda P. Grissom, Attorney in Fact, dated April 20, 2005, filed for record on April 28, 2005 in Instrument Number 20050428-0047498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1218 Jackson Street, Nashville, TN 37208
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hands this 9th day of July, 2009.

Ruthie G. Reynolds
Ruthie G. Reynolds

BY: Tom Laskey Attorney in Fact
Tom Laskey, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me personally appeared Tom Laskey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Ruthie G. Reynolds, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument No 20090710-0064565, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 9th day of July, 2009.

Commission expires: 1-19-10

Kathy Jones
Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290600042
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129