37366

WARRANTY DEED 14745

Davidson County DEEDWARR
Recvd: 08/25/09 15:13 3 pgs
Fees:18.00 Taxes:72.15
20090825-0080106

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$19,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF AUGUST, 2009.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2011.**

(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE MURFREESBORO TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	**OWNER**	**081-11-0-574.00**
(NAME)	(NAME)	
615 Napoleon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Arppie G. Thompson**, 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:

Tract I:

Being the northerly ten feet of Lot 208 in McGavock & Wetmores Addition to Nashville, a plan of which is recorded in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts ten feet on the easterly side of Fourteenth Avenue North, formerly Alberta Avenue, and extends back easterly between parallel lines, 170 feet, more or less or an alley.

Tract II:

Being Lot 207 in McGavock and Wetmore's Addition to Nashville a plan of which is of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 207 fronts fifty feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and extends back easterly between parallel lines 170 feet, more or less, to an alley, the same being bound on the north side by Cockrell Street.

Being the same property conveyed to Eugene E. Thompson and wife, Arppie G. Thompson by deed of record in Book 5233, Page 760, Register's Office for Davidson County, Tennessee. The said Eugene E. Thompson having since died.

This instrument is executed on behalf of Arppie G. Thompson by Rhonda Burgess as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090825-0080105 **, in the 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 **1540 14th Avenue North, 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 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 **19th day of August, 2009**.

Arppie G. Thompson Rhonda Burgess

Arppie G. Thompson
By: Rhonda Burgess, Attorney-in-Fact

State of Tennessee County of Davidson

On this 19th day of August, 2009 before me personally appeared Rhonda Burgess, the person who executed the foregoing instrument on behalf of Arppie G. Thompson, and acknowledged that she executed the same as the free act and deed of the said Arppie G. Thompson, through Power of Attorney granted her, by the said Arppie G. Thompson.

Anthy Ellis

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission Expires:9/17/2011

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY