WARRANTY DEED 15005



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

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
Jennifer Halverson	**OWNER**	**092-04-0-094.00**
(NAME)	(NAME)	
1223 Phillips Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **J2K Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Halverson, married**, 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 southern part twenty-eight (28) feet of lot number fifty-three (53) in Thomas Hardings first addition to Nashville, Tennessee as per Plan Registered in Book No. 175, Page 366, in the Register's Office of Davidson County, said lot is located on the west side of and fronts on what is known as Phillips Place (Street) twenty eight (28) feet running back between parallel lines one hundred fifty (150) feet to an alley in the rear.

Being the same property conveyed to J2K Builders, LLC, a Tennessee Limited Liability Company by deed of record in Instrument 20090204-0009476, 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 **1223 Phillips 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 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.

BILL GARRETT, Davidson County
Trans:T20090069292 DEEDWARR
Recvd: 10/09/09 15:48 2 pgs
Fees:13.00 Taxes:468.05
20091009-0094383

Witness **our hands** this **1st day of October, 2009**.

J2K Builders, LLC, a Tennessee Limited Liability Company

By: _____

Lori Holloway, Authorized Agent

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, 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 Authorized Agent of J2K Builders, LLC, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 1st day of October, 2009.

Commission Expires:9/17/2011

_____
Notary Public

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.