WARRANTY DEED 20054

510416 PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-23-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	New Owner	81-8-224(Parcel B)
(NAME)	(NAME)	81-8-223(Parcel A)
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, **MICAH LACHER, UNMARRIED AND DAVID DORRIS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J2K BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Parcel A: Lying and being in Davidson County, State of Tennessee, and being the southerly one-half of Lot No. 450 in the North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, in the Register's Office of Davidson County, Tennessee, said southerly one-half of Lot 450 fronts 25 feet 3 inches on the westerly side of 6th Avenue North, formerly High Street, and runs back 126 feet 8 inches on the south line to an alley on the north line 119 feet 5-1/4 inches more or less to said alley and shows 25 feet on said alley.

Parcel B: Lying and being in Davidson County, State of Tennessee, and being the northerly half of Lot 450 of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, in the Register's Office of Davidson County, Tennessee; said part of Lot 450 fronts 25 feet 3 inches on the westerly side of 6th Avenue North, formerly High Street and runs back 112 feet 2-1/2 inches more or less on the southerly line of an alley measuring 25 foot thereon.

Being the same property conveyed to Micah Lacher and David Dorris by Warranty Deed from Alton Brooks Parker, unmarried and Christopher Coleman Parker, married dated February 28, 2013 and recorded in Instrument No. 20130318-0026489, Register's Office for Davidson County, Tennessee.

This was not the principal place of residence for David Dorris.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 21, page 105, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1811 6th Ave. N, A & B, 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.

Davidson County DEEDWARR
Recvd: 12/12/13 16:21 3 pgs
Fees:18.00 Taxes:666.00
20131212-0126021

Witness our hands this 12th day of December, 2013.

Micah Lacher

David Dorris

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 Micah Lacher and David Dorris , the bargainor, 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 Nashville, Tennessee this 12th day of December, 2013.

Commission expires:

Notary Public

KENNETH [illegible] NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires [illegible], 2015

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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY