RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 132,923.00 Affiant Subscribed and sworn to before me, this 19th day of May, 2014. Notary Public My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AMIA STEELE	**FRANKLIN AMERICAN MORTGAGE**	**149020F01000CO**
118 SHIAWAY CT	**501 CORPORATE CENTRE DRIVE, STE 400**	BILL GARRETT, Davidson County Trans: T20140038745 DEEDWARR Recvd: 06/03/14 11:57 2 pgs Fees: 13.00 Taxes: 491.82 20140603-0047836
NASHVILLE, TN 37217	**FRANKLIN, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

J2K BUILDERS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMIA STEELE, an unmarried woman

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 10, ON THE PLAN OF RAVEN'S RETREAT, FORMERLY VALE RIDGE TOWNHOMES AS DESCRIBED IN EXHIBIT "B" AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RAVEN'S RETREAT OF RECORD IN INSTRUMENT NO. 20120606-0049559, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO J2K BUILDERS, LLC, BY WARRANTY DEED FROM RENASANT BANK, DATED 08/18/2011 AND RECORDED ON 08/18/2011 IN INSTRUMENT NUMBER 20110818-0064117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $504,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 118 SHIAWAY CT, NASHVILLE, TN 37217.

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 in 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 May, 2014.

J2K BUILDERS, LLC
BY: LORI HOLLOWAY,
AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORI HOLLOWAY** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **AUTHORIZED AGENT** of **J2K BUILDERS, LLC** the within named bargainor, and corporation, and that he/she as such **AUTHORIZED AGENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **AUTHORIZED AGENT**.

Witness my hand, at office, this 19th day of May, 2014.

Notary Public

My Commission Expires: 5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY