BILL GARRETT, Davidson County
Trans:T20140047555 DEEDWARR
Recvd: 07/03/14 09:36 2 pgs
Fees:13.00 Taxes:610.50
20140703-0058659

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
J2K Builders, LLC	New Owner	08108019500
1809 7th Avenue North		
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JSJP, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **J2K Builders, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 416 and the southerly 7 feet of Lot No. 418 on the map of the North Nashville Real Estate Company property, as of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 416 and part of Lot No. 418 front together 57 feet on the westerly side of 7th Avenue North, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to JSJP, LLC, a Tennessee limited liability company by Warranty Deed from Daniel Alfred Davis and Charles Patrick Davis, recorded on July 3, 2014 in Instrument Number 20140703-0058658, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Alfred Davis and Charles Patrick Davis, as tenants in common with the right of survivorship vested in the survivor of said joint tenants by Warranty Deed from Mildred Woodroof Davis and Gloria Woodroof Luttrell, in their capacity as Co-Executrixes of the Estate of Hettie Woodroof, and Co-Trustees of the Woodroof Family Trust, recorded on February 7, 1986, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1809 7th Avenue North, Nashville, TN, 37208**

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 27th day of June, 2014.

JSJP, LLC

By: _____
Josh Morant
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Josh Morant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative (or other officer authorized to execute the instrument) of JSJP, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of June, 2014.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2014063118