Davidson County DEEDWARR
Recvd: 07/24/14 09:13 3 pgs
Fees:18.00 Taxes:884.30
20140724-0065689

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 21st **day of July, 2014.**

Notary Public
My commission expires: 3-30-15

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
TKJ Properties, LLC 644 Lemont Drive Nashville, TN 37216	New Owner	05114004100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUAN C. TURCIOS and wife, MARY I. TURCIOS, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to TJK PROPERTIES, LLC, hereinafter called the Grantee, its successors 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 Lot No. 231 on the Plan of Section 10, 1st Add. to Sec. No. 6 and 1st Add. to Sec. No. 2, Gra-Mar Acres, of record in Book 2663, Page 34, Register's Office of said County ,to which reference is hereby made for a more particular description.

Being the same property conveyed to Juan C. Turcios and wife, Mary I. Turcios, by deed from William L. Smith and wife, Derri Smith, dated 5/28/99 of record in Book 11509, Page 512, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 644 Lemont Drive, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ____ day of July, 2014.

JUAN C. TURCIOS

MARY I. TURCIOS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JUAN C. TURCIOS and MARY I. TURCIOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 24th day of July, 2014.

Notary Public

My commission expires:

3-30-15

TISHA C. FALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

