WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/14 15:24 2 pgs
Fees:13.00 Taxes:240.50
20140805-0070404

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 2014

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER R. PIERCE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J Phive Development, LLC	New Owner	10504000700
605 Calverton Lane		
Brentwood, Tn 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Samuel R. Sims Jr., Jewell E. Sims, and Larry J. Sims**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J Phive Development, LLC, a Tennessee limited liability company**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee, being the southerly 95 feet of Lot No. 428 on the Map of Maury & Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 40 feet on the northerly side of Perkins Street and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed to Samuel R. Sims and wife, Sadie Sims by deed from Capitol Realty Company, Inc., of record in Book 2244, Page 127, Register's Office for Davidson County, Tennessee. The said Samuel R. Sims having since died.

Further conveyed to Samuel R. Sims Jr., Jewell E. Sims and Larry J. Sims from Sadie Sims, a widow by QuitClaim Deed on April 2, 1999, of record in Book 11416, Page 146, Register's Office for Davidson County, Tennessee.

Tract II:

Being Lot No. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Book No. 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 40 feet on the northerly side of Perkins Street, and runs back between parallel lines with the easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

Being the same property conveyed to Samuel R. Sims and wife, Sadie Sims by deed from T.C. Jones and Charles Binkley, of record in Book 6327, Page 471, Register's Office for Davidson County, Tennessee. The said Samuel R. Sims having since died.

Further conveyed to Samuel R. Sims Jr., Jewell E. Sims and Larry J. Sims from Sadie Sims, a widow by QuitClaim Deed on April 2, 1999, of record in Book 11416, Page 146, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **16 Perkins Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 5, 2014.

Samuel R. Sims Jr.
Samuel R. Sims Jr.

Jewell E. Sims
Jewell E. Sims

Larry Sims
Larry J. Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel R. Sims Jr., Jewell E. Sims, and Larry J. Sims** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 5, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE