WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069035 DEEDWARR
Recvd: 09/16/14 10:13 2 pgs
Fees:13.00 Taxes:1109.63
20140916-0084675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Richard Horner and Richard E. Horner	Navy Federal Credit Union	083 13 0 441.00
(NAME)	(NAME)	
1500 Lillian Street	P.O. Box 3340	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Merrifield, VA 22119-3340	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JVK Development, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Horner and Richard E. Horner**, husband and wife, 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, TN, Being the north part of Lots Nos. 157 and 158, Block "R", on the Map of Lindsley Home Place, of record in Book 2, Page 92, Chancery Court at Nashville, to which plan reference is hereby made for a complete description thereof.

Said part of said lots adjoin and front 100 feet on the southerly side of Lillian Avenue and run back between parallel lines along the east margin of South 15th Street, 107.5 feet to a dead line. Description is the same as in the previous deed of record.

Being the same premises conveyed to JVK Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jon D. Shuff, unmarried dated June 26, 2009 and recorded June 29, 2009 in Instrument No. 20090629-0060175, said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1500 Lillian Street, Nashville, TN 37206

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, has 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.

Witness our hands this 10th day of September, 2014.

JVK Development, LLC

BY: _____
John Stockdale, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Stockdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of JVK Development, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 10th day of September, 2014.

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 3-25-18

File Number: FRN-141455