BILL GARRETT, Davidson County
Trans:T20140073995 DEEDWARR
Recvd: 10/01/14 15:38 2 pgs
Fees:13.00 Taxes:240.50
20141001-0090778

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this the 29th day of September, 2014. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2J, LLC	New Owner	
513 South 10th Street		09402021200
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS ANTHONY BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2J, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 68 feet of the northerly 150 feet of Lot No. 15 on the Plan of Unified Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 15 fronts 68 feet on the easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being the same property conveyed to Phillip S. Sneed by deed from Wendy Renea Caldwell and husband, James Caldwell of record in Book 8806, page 501, Register's Office for Davidson County, Tennessee, dated December 2, 1992 and recorded on December 7, 1992.

Phillip Sneed died August 20, 2007, leaving the property to his niece and nephew Tiffany Lee Patterson and Eric Chandler Patterson in Probate Docket 07P1440. Eric Patterson having since died December 8, 2007.

Being a portion of the same property conveyed to Thomas Anthony Brown by deed from Tiffany Lee Patterson, unmarried, Devisee under the Last Will of Phillip Sanders Sneed of record in Instrument No. 20090106-001408 Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on Jaunary 6, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 603 South 20th 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2014.

Thomas Anthony Brown

Thomas Anthony Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Anthony Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018