BILL GARRETT, Davidson County
Trans:T20140078624 DEEDWARR
Recvd: 10/20/14 09:20 2 pgs
Fees:13.00 Taxes:277.50
20141020-0096291

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 $75,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2014.

Notary Public
My commission expires: 9-19-2018

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
2J, LLC	New Owner	08115043000 and
513 S. 10th Street		08115043100
Nashville, TN 37206		

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, **Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **2J, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

1205 Dr. DB Todd Jr., Blvd.
Land in Davidson County, Tennessee, being the southern part of Lot No. 44 on the Plan of George Shields First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee.

Said part of said Lot #44 begins at a point being the corner of the westerly margin of 18th Avenue, North and the northerly margin of the first alley south of Heiman Street, and being the south corner of said Lot #44 and runs thence in a westerly direction along the northerly margin of an alley 100 feet 2 inches to a point, the southwest corner of said Lot #44; thence in a northerly direction along the westerly line of said Lot #44, 27 feet to a point; thence in an easterly direction 96 feet to the west margin of 18th Avenue North; thence in a southerly direction with the west margin of 18th Avenue, North 30 feet to the beginning.

Being the same property conveyed to Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust, by Quitclaim Deed from BIJC, LLC a Tennessee limited liability company, recorded on June 2, 2014 in Instrument Number 20140602-0047185, Register's Office for Davidson County, Tennessee.

1207 Dr. DB Todd Jr., Blvd.
Land in Davidson County, Tennessee, being part of Lot No. 44 on the Plan of George Shields First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for said County, known as City No. 1207-18th Avenue North, Nashville, Tennessee. Said pair of said Lot No. 44 begins at a point in the westerly margin of Eighteenth Avenue, North, thirty feet north of the southeast corner of said Lot No.44, being the northeast corner of the property conveyed by Leon Gilbert to Lee Boyd and wife, Marcella Boyd, by deed of record in Book 1641, Page 216, Register's Office for Davidson County, Tennessee, thence with said Boyd's northerly line ninety-six feet in a westerly direction to a point in the west line of said Lot No. 44; thence with said line in a northerly direction thirty-four feet to a point; thence in an easterly direction 90.4 feet to a point in the east line of said Lot No. 44; thence with said line thirty-eight feet to the beginning.

Being the same property conveyed to Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust,, by Quitclaim Deed from BIJC, LLC, a Tennessee limited liability company, recorded on June 2, 2014 in Instrument Number 20140602-0047186, Register's Office for Davidson County, Tennessee.

These properties are improved properties known as **1205 & 1207 Dr. DB Todd Jr., Blvd., 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 14th day of October, 2014.

The Mary M. Wester Revocable Trust

By: _____
Mary M. Wester
Its: **Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSN

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary M. Wester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee** (or other officer authorized to execute the instrument) of **The Mary M. Wester Revocable Trust**, the within named bargainor, a Revocable Trust, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Revocable Trust as **Trustee** (or other authorized officer).

Witness my hand, at office, this 14th day of October, 2014.

_____
Notary Public

My commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2014103302