BILL GARRETT, Davidson County
Trans:T20150036345 DEEDWARR
Recvd: 05/11/15 15:11 2 pgs
Fees:13.00 Taxes:381.10
20150511-0043081

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 6th day of May, 2015.

Notary Public

My commission expires:

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:
Terrafirma88, LLC	New Owner	
2012 21st Avenue South		09402021200
Nashville, TN 37212		

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, **2J, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRAFIRMA88, 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 United 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. 20090106-0001408, Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on January 6, 2009.

Being the same property conveyed to 2J, LLC, a Tennessee limited liability company by Warranty deed from Thomas Anthony Brown, unmarried of record in Instrument No. 20141001-0090778 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 1, 2014.

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 6th day of May, 2015.

2J, LLC, a Tennessee Limited Liability Company

By:_____
Name: Jarred McNeal
Title: Member

By:_____
Name: John Donelson
Title: Member

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 Jarred McNeal and John Donelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of 2J, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

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