THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095473** BILL GARRETT, Davidson County Trans:T20150086534 DEEDWARR Recvd: 10/12/15 08:39 2 pgs Fees:13.00 Taxes:693.75 20151012-0103432	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,500.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Two J's LLC 405 Pond Apple Rd Clarksville, TN 37043	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca A. Williams and Kenneth D. Williams, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Two J's LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 61, SECTION 1, ROLLING ACRES NO. TWO, as shown on plat of record in Plat Book 1424, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Katherine M. Reeves to Rebecca A. Williams and Kenneth D. Williams, as recorded on the 22nd day of August, 2005 in Instrument No. 20050822-0099935 and Warranty Deed from Renee Tice and Kay Barnes as Co-Trustees of the Testamentary Trust for the benefit of Venda Scurlock and as Co-Executrixes of the Will of Marie Scurlock to Katherine M. Reeves, a married person, as recorded on the 6th day of August, 2004 in Instrument No. 20040806-0095227 (as to Tract 1) and Warranty Deed from James F. Stanley to Kenneth Williams and wife, Rebecca Williams by Kenneth Williams, as attorney in fact, as recorded on the 9th day of February, 2001 in Instrument No. 20010209-0012825 (as to Tract 2), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, ROLLING ACRES NO. TWO, as recorded in Plat Book 1424, Page(s) 45.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1541, Page 101.

This is improved property located at 303 Urban Place Nashville TN 37206-1774

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2015.

Rebecca A. Williams

Kenneth D. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca A. Williams and Kenneth D. Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018