WARRANTY DEED

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$649,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M Smith	Mortgage Investors Group	105-13-0-A 002.00 CO
(NAME)	(NAME)	
2205 11th Avenue South	750 Old Hickory Blvd., Bldg. Two, Ste 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Battlefield Townhome Cottages, LLC and J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph M Smith and Sally E Woods, 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, Tennessee, being Unit B on the Plan of 2207 11th Avenue South Cottages, having been established by the Declaration of Covenants, Conditions and Restrictions for 2207 11th Avenue South Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140828-0078933 as amended in Instrument No. 20140909-0082424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

Being part of the same property conveyed to Battlefield Townhome Cottages, LLC and J2K Builders, LLC, each a 50% undivided interest by Warranty Deed from Edward Clive Anderson, Jr. and Steven T. Anderson, of record in Instrument 20140710-0060882, Register's Office for Davidson County, Tennessee, dated July 08, 2014 and recorded on July 10, 2014.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2205 11th Avenue South, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160015136 DEEDWARR
Recvd: 02/24/16 10:43 2 pgs
Fees:13.00 Taxes:2404.63
20160224-0017527

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, have 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 my/our hands this 18th day of February, 2016.

Battlefield Townhome Cottages, LLC
By: James M Jacanin, Member

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James M Jacanin, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Battlefield Townhome Cottages, LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: 3/1/2016

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: 3/1/2016