BILL GARRETT, Davidson County
Trans:T20160027105 DEEDWARR
Recvd: 04/04/16 14:37 2 pgs
Fees:13.00 Taxes:767.75
20160404-0031891

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 $207,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
J2K Builders, LLC 612 N. 9th Street Nashville, TN 37206	New Owner	082-08-0-071.00

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, **Mark Waynick and Donya Waynick,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **J2K Builders, 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:

Land in Davidson County, Tennessee, being Lot(s) 8 & 9, as shown on the map entitled the Plan of Bransford Realty Company's Subdivision of the McWhirter and the Love-McFerrin Tract, of record in Book 421, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK WAYNICK AND WIFE, DONYA WAYNICK, by deed from PAUL GARY KORNMAN AND WIFE, SHARONE KORMAN, of record in Book 7663, page 828 and rerecorded in Book 7772, page 647, dated September 23, 1988, said Register's Office.

This property is improved property known as 612 N. 9th 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), 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 the 31st day of March, 2016

Mark Waynick

Donya Waynick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Waynick and Donya Waynick** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of March, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024201

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON