File By
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057018 DEEDWARR
Recvd: 07/05/16 14:01 2 pgs
Fees:13.00 Taxes:525.40
20160705-0068541

State of Oregon
County of Lane

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2016.

OFFICIAL STAMP
LARA ANN SCHILLING
NOTARY PUBLIC - OREGON
COMMISSION NO. 940597
MY COMMISSION EXPIRES JULY 06, 2019

Notary Public
My commission expires July 6, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J2 Properties LLC	J2 Properties LLC	149020F01600CO
(NAME)	(NAME)	
4432 Ivan Creek Drive	4432 Ivan Creek Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, We, **Gregory M. Wirtala and Jennifer M. Wirtala, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J2 Properties LLC, a Tennessee limited liability company,** 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:

Being Lot No. 16 on the plan of Raven's Retreat, formerly Vale Ridge Townhomes as described in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for Raven's Retreat as set out in Instr. No. 20120608-0049599, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory M. Wirtala and Jennifer M. Wirtala, husband and wife, by deed from J2K Builders, LLC dated 11/4/14, of record in Instr. No 20141105-0102167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; Declaration of Covenants, Conditions, and Restrictions as set out in Instr. No. 20070312-0030453, Instr. No. 20110818-0064149, Instr. N. 20120606-0049559, Instr. No. 20141024-0098102, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to rights and claims of parties in Possession and leases not of record.

unimproved ☐

This is improved ☑ property, known as 130 Shiaway Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ~~30th~~ 27th day of June, 2016.

Gregory M. Wirtala

Jennifer M. Wirtala

State of Oregon
County of Lane

Personally appeared before me Gregory M. Wirtala and Jennifer M. Wirtala, with whom I am personally ac uainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2016.

Notary Public LARA A. SCHILLING
My Commission Expires: July 6, 2019

OFFICIAL STAMP
LARA ANN SCHILLING
NOTARY PUBLIC - OREGON
COMMISSION NO. 940597
MY COMMISSION EXPIRES JULY 06, 2019

File No.: 2016-060