Warranty Deed

BILL GARRETT, Davidson County Trans:T20160070698 DEEDWARR Recvd: 08/15/16 14:39 2 pgs Fees:13.00 Taxes:747.40 20160815-0084941	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $202,000.00. Affiant Subscribed and sworn to before me, this the 8th day of August, 2016. Notary Public My commission expires: 10/10/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Jonathan M Waters	new owner	
1205 Dr DB Todd Jr Blvd		081-15-0-430.00
Nashville, TN 37208		

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, A TENNESSEE GENERAL PARTNERSHIP F/K/A 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 **JONATHAN M WATERS, AN UNMARRIED MAN**, 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 part of Lot No. 44 on the Plan of George Shields Addition to North Nashville of record in Plat Book 57, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of said Lot No. 44 begins at a point in the Westerly margin of Eighteenth Avenue, North, thirty feet North of the Southeast corner of said Lot No. 44, being the Northeast corner of the property conveyed by Leon Gilbert to Lee Boyd and wife, Marcella Boyd, by deed of record in Book 1641, Page 216, Register's Office for Davidson County. Tennessee, thence with said Boyd's Northerly line ninety-six feet in a Westerly direction to a point in the West line of said Lot No. 44; thence with said line in a Northerly direction thirty-four feet to a point; thence in an Easterly direction 90.4 feet to a point in the East line of said Lot No. 44; thence with said line thirty-eight feet to the beginning.

Being the same property conveyed to BIJC, LLC, a Tennessee limited liability company by Special Warranty deed from Renasant Bank of record in Instrument No. 20121109-0103747 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 09, 2012.

Being the same property conveyed to Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust by Quitclaim deed from BIJC, LLC, a Tennessee limited liability company of record in Instrument No. 20140602-0047186 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on June 02, 2014.

Being a portion of the same property conveyed to 2J, LLC, a Tennessee limited liability company by Warranty deed from Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust of record in Instrument No. 20141020-0096291 Register's

Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 20, 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 improved property also known as 1205 Dr D B Todd Jr Blvd., Nashville, TN 37208.

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 AS EFFECTIVE THE 8th day of August, 2016.

2J, A TENNESSEE GENERAL PARTNERSHIP F/K/A 2J, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

The 1779 Trust, as General Partner

By:_____
Name: Jarred McNeal, Trustee

East Bank Trust of TN, as General Partner

By:_____
Name: John Donelson, Trustee

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The 1779 Trust, General Partner of 2J, a Tennessee General Partnership f/k/a 2J, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust and partnership for the purposes therein contained

Witness my hand and seal this 10th day of August, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

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

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 John Donelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the East Bank Trust of TN, General Partner of 2J, a Tennessee General Partnership f/k/a 2J, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust and partnership for the purposes therein contained

Witness my hand and seal this 10th day of August, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

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