BILL GARRETT, Davidson County
Trans:T20160085863 DEEDWARR
Recvd: 09/29/16 15:41 3 pgs
Fees:18.00 Taxes:518.00
20160929-0102952

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 21, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUNDATION TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2J General Partnership, A Tennesse General Partnership	**New Owner**	**60-14-18.00**
(NAME) **1105 Sharpe Ave**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dalena L. Wilcox, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2J General Partnership, A Tennesse General Partnership, a corporation,** 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:

See Attached Exhibit A

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **0 Brick Church Pike, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **September, 2016**.

Dalena L. Wilcox

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dalena L. Wilcox**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **September, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the lack A. Oman etal property as of record in Instrument No. 20061229-0160897, said Register's Office, bounded on the East and South by the BellSouth Mobility, Inc. Property as of record in Deed Book 9356, page 6, said Register's Office, bounded on the West by the Easterly margin of Brick Church Pike and being more particularly described as follows, to-wit: BEGINNING at an iron pin set, said point being the Southwest corner of the lack A. Oman, etal property as of record in Instrument No. 20061229-0160897 in the Register's Office for Davidson County, Tennessee, and being the Northwest corner of the tract herein described; thence, a common line with the lack A. Oman, etal property as of record in Instrument No. 20061229-0160897 in said Register's Office, North 80 degrees 10 minutes 54 seconds East, 262.32 feet to an iron pin set; thence, a common line with the BellSouth Mobility, Inc. property as of record in Deed Book 9356, page 6, said Register's Office, South 12 degrees 2 minutes 32 seconds East, 111.00 feet to an existing iron pin; thence, continuing with said property, South 58 degrees 38 minutes 46 seconds West, 208.30 feet to an iron pin in the Easterly margin of Brick Church Pike; thence, with said margin, North 31 degrees 46 minutes 29 seconds West, 117.96 feet to the beginning of a curve to
the right; thence, with said curve, having a central angle of 3 degrees 25 minutes 31 seconds, a radius of 1,390.39 feet, a length of 83.12, a tangent of 40.71 feet, and a chord bearing and distance of North 30 degrees 03 minutes 44 seconds West, 83.11 feet to the point of beginning, containing 35,668 sq. ft. or 0.82 Acres, more or less, as surveyed by Southern Precision Land Surveying, P.O. Box 220, Pegram, TN 37143, Tennessee Registered License No. 2256, dated January 13, 2007.

Included but excluded is property described in Warranty Deed Book 9952, Page 357, being more particularly described as follows:

Beginning at a point on the east existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Bell South and the Grantor with the east
existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike northerly 216.13 feet to the intersection with the common property line of Oman Construction Company, Inc. and the grantor; thence with said common property line North 72 degrees 18 minutes 22 seconds East 9.17 feet to the point of intersection with the east proposed margin of State Project No 19108-2704-54; thence with said proposed margin with a 1390.39 foot radius curve left 76.48 to a point located 42 feet right of centerline survey station 131+35.57 of State Project No. 19108-2704-54; thence with said margin South 31 degrees 48 seconds 56 minutes East 124.83 feet to a point in the north property line of Robert L. Everett, Jr.; thence with said property line South 59 degrees 06 minutes 07 seconds west 12.00 feet to the point of beginning, containing 2,424 square feet and being part of the same property conveyed by Nashville Cellular Telephone Company to Jess Harris of record in Book 7400, Page 732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalena L. Wilcox, a single woman by Warranty deed from Kim Harris and husband, Jess Harris of record in Instrument No. 20080214-0014813 Register's Office for Davidson County, Tennessee, dated February 8, 2008 and recorded on February 14, 2008. (Value of consideration shown in aforementioned deed $120,000.00.) Being also known as 0 Brick Church Pike Nashville, Tennessee 37207.