Box#14
G#29309-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170004110 DEEDWARR
Recvd: 01/17/17 09:33 2 pgs
Fees: 13.00 Taxes: 610.50
20170117-0004626

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

John Arthur Vann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 7.3.2017

(AFFIX SEAL)

DIVISION W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

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
John Arthur Vann	F&M Bank	149-02-0-F-037.00 CO
(NAME)	(NAME)	
172 Shiaway Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37127	Clarksville, TN 37040	
(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, **J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Arthur Vann, an unmarried man,** 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 No. 37 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements, formerly: Vale Ridge Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Raven's Retreat, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120606-0049559, amended in Instrument No. 20141024-0098102, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Raven's Retreat, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20120606-0049559, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument 20110818-0064117, Register's Office for Davidson County, Tennessee.

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 172 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 hands this 13th day of January, 2017.

Lori Holloway

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

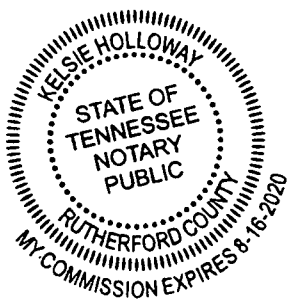
State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 13th day of January, 2017.

Kelsie Holloway

Notary Public
My Commission Expires: 8-16-20



File No.: 21020