Davidson County DEEDWARR
Recvd: 03/08/17 14:47 3 pgs
Fees:18.00 Taxes:1147.00
20170308-0023122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Kelsie Holloway
Affiant

Subscribed and sworn to before me, this 7TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders LLC	OWNER (NAME)	
615 Napolean Ave. (ADDRESS)	(ADDRESS)	105-07-0-303.00
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Phillip R. Land and wife, Brenda C. Land, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J2K Builders LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EAST ONE HALF OF LOT NO. 20 ON THE MAP OF MOORE HEIR'S PLAN OF LOTS AS OF RECORD IN BOOK 137, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOW: SAID PART OF LOT NO. 20 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MOORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 148 1/2 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BRENDA LAND BY DEED FROM LOIS WINN, OF RECORD IN BOOK 5052, PAGE 724, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. AND FURTHER CONVEYED TO PHILLIP R. LAND AND WIFE, BRENDA C. LAND BY QUITCLAIM DEED FROM BRENDA LAND, OF RECORD IN BOOK 5425, PAGE 318, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 610 Moore Avenue , Nashville, TN 37203-5020
(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 hand(s) this 7th day of March, 2017.

WARRANTY DEED
(Continued)

Phillip R. Land

Brenda C. Land

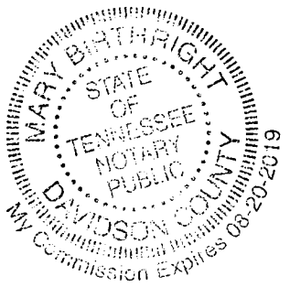
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip R. Land and wife, Brenda C. Land, the herein 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, this the 7th day of March, 2017.

Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY