Davidson County	DEEDWARR
Recvd: 03/27/17 11:30	3 pgs
Fees:18.00 Taxes:1176.60	
20170327-0029574	

WARRANTY DEED

HHR17-0545

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-20-19

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	J2K Builders, LLC	
615 Napolean Avenue (ADDRESS)	(NAME) 615 Napolean Avenue (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	105-07-0-339.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELAM'S HOUSING RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J2K BUILDERS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of the Plan of Nancy Moore, of record in Plat Book 5190, Page 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam, of record in Instrument No. 20100701-0051787, Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5190, Page 388, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 545 Moore Ave. , Nashville, Tennessee 37203
(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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 23rd day of March, 2017.

Elam's Housing Rentals, LLC, a Tennessee limited liability company

BY: _____
Ariel M. Elam, president

STATE OF Tennessee
COUNTY OF Davidson

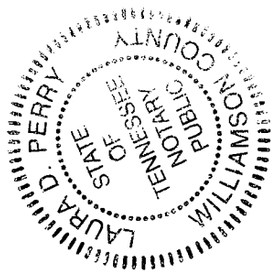
On this the 23rd day of March, 2017, before me personally appeared Ariel M. Elam, known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Elam's Housing Rentals, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such president executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

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