#16259

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albarati & Khanshali LLP	new owner	08115057600
(NAME)	(NAME)	
1800 Jefferson St.		08115057300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		08115057200
(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, We, **J Enterprises, LLC, John N. Kawinzi, and John Kawinzi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Albarati & Khanshali LLP, also doing business as Pauls Market,** 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:

Parcel 1: (1800 Jefferson Street)
Tract III: Land in the City of Nashville, Davidson County, Tennessee being Lots Nos. 1 and 2 on the Plan of the Jane Gilliam Plan of Lots, of record in Plan 2, Page 9 of the Chancery Court at Nashville, and described according to a copy of a survey thereof made October 4, 1957, by Z.J. Wilinson, Surveyor, as follows:

Beginning at a cross cut in the sidewalk at the northwest intersection of 18th Avenue North and Jefferson Street, as now widened and located; thence along the west line of 18th Avenue North, northwardly 93.8 feet to an iron pin opposite a fencepost; thence westwardly 143 feet to the east margin of a 12 foot alley southwardly 96.9 feet to an iron pin the north margin of Jefferson Street, as now widened and located; thence with the line of the same eastwardly 157.8 feet to the point of beginning.

Included in the above description but excluded herefrom is property vested in the State of Tennessee by decree in the Circuit Court of Davidson County, Tennessee, of record in Book 4176, Page 225, Register's Office for Davidson County, Tennessee.

Beginning at the northwest intersection of 18th Avenue and Jefferson Street, said point being the southeast corner of a tract of Land conveyed to Reproco, Inc., as of record in Book 3906, Page 867, Register's Office for Davidson County, Tennessee, thence with the northerly margin of Jefferson Street and the southerly boundary of said Reproco, Inc., tract South 79 degrees 32 minutes 33 seconds west 13.14 feet to a point; thence reversely with arc, curving to the left and having a radius of 9 feet, 15.36 feet to point of tangency; thence north 18 degrees 16 minutes 16 seconds West 83.58 feet to a point in the common line between lots 2 and 3, North 81 degrees 06 minutes 32 seconds East 3.03 feet to a point in the westerly margin of 18th Avenue; thence with the westerly margin of 18th Avenue and the easterly boundary of said Reproco, Inc., Tract, South 18 degrees 09 minutes 04 seconds east 93.8 feet to the point of beginning.

Included in the above description but excluded from this conveyance is property vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by decree of the 3rd Circuit Court in Davidson County, Tennessee, of record in Book 5371, Page 590, Register's Office for Davidson County, Tennessee.

Tract I: Beginning at a point on the existing northerly margin of Jefferson Street said point bears 80 deg. 28'

BILL GARRETT, Davidson County
Trans:T20170077298 DEEDWARR
Recvd: 09/05/17 09:51 3 pgs
Fees:18.00 Taxes:5550.00

20170905-0090764

E. 4.50 feet from an iron pin marking the southwest corner of tract conveyed to Mid-Ten Oil Company to Reproco, Inc., by Warranty Deed dated June 29, 1965 and recorded in Book 3906, Page 867, being Parcel 576 as shown on Map 81-15 of the Metropolitan Nashville and Davidson County Property Maps; thence N. 80 deg. 28' E with the existing northerly margin of Jefferson Street, 84.04 feet; thence N 71 deg. 33' W. 12.30 feet; thence S 81 deg. 53' W. 45.00 feet; thence S 65 deg. 56' W 29.12 feet to the point of beginning and containing 408 square feet.

Tract II: Beginning at a point on the existing northerly margin of Jefferson Street, said point being the beginning of the right of way return curve at 18th Avenue, also being the southwest corner of tract conveyed by Reproco, Inc., et al. to the State of Tennessee for widening 18th Avenue, dated July 24, 1967; thence with a curve to the left having a radius of 8.98 feet and a central angle of 98 deg. 03, an arc distance of 15.36 feet to a point on the westerly margin of 18th Avenue; thence N. 17 deg. 35' W. with said margin 2.16 feet; thence S. 36 deg. 19' W 17.77 feet to a point on the existing northerly margin of Jefferson Street; thence N. 80 deg. 28' E. with said margin 4.16 feet to the point of beginning and containing 66 square feet.

The above description is identical to that contained in the prior deed of record on this property.

Being the same property conveyed to J Enterprises, LLC, by deed of record in Instrument No. 20100608-0044384 , Register's Office for Davidson County, Tennessee.

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

The warranties in this deed for Parcel 1 only apply to J. Enterprises, LLC.

Parcel 2 (1806 Jefferson Street)

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Jane Gilliam Property as of record in Plan Book No. 2, Page 9, Chancery Court at Nashville.

Said Lot No. 5 fronts 50 feet on the northerly margin of Jefferson Street and runs back between parallel lines and along the westerly margin of an alley, 194 feet to an alley in the rear.

Included in the description but excluded therefrom the conveyance recorded in Book 4183, Page 252, subject to any out conveyance for the widening of Jefferson Street.

Being the same property conveyed to John N. Kawinzi, by deed of record in Book 11484 , Page 649 , Register's Office for Davidson County, Tennessee.

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

The warranties in this deed for Parcel 2 only apply to John N. Kawinzi.

Parcel 3 (1808 Jefferson Street)

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 6 in the subdivision of the Jane E. Gilliam property in North Nashville, a plan of which is of record in Plan Book No. 2, Page 9, Chancery Court at Nashville, said easterly part of Lot No. 5 fronts 35 feet on the northerly side of Jefferson Street and runs back between parallel lines 194 feet, more or less, to an alley.

Included in the above but excluded therefrom is that portion thereof described in the Deed from Julia Otey to the State of Tennessee of record in Book 4169, Page 814, said Register's Office.

Being the same property conveyed to John Kawinzi, by deed of record in Book 9581 , Page 757 , Register's Office for Davidson County, Tennessee.

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

The warranties in this deed for Parcel 3 only apply to John Kawinzi.

unimproved ☐

This is improved ☑ property, known as 1800, 1806 - 1808 Jefferson St., Nashville, TN 37218

(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 hands this 30th day of August, 2017.

John N. Kawinzi

John N. Kawinzi

J Enterprises, LLC by John N. Kawinzi, Chief Manager

John Kawinzi

John Kawinzi

State of TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared John N. Kawinzi 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 Chief Manager of J Enterprises, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager.

WITNESS my hand and seal this 30th day of August, 2017.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Kawinzi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Kawinzi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020