WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: August 22, 2021 3-8-2021

(AFFIX SEAL)

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
Ross Schilling	OWNER	104-02-0 156.00
(NAME)	(NAME)	
215 31st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 31656 DEEDWARR
11/30/2017 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20171130-0122116

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 **Ross Schilling,** 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:

Being all the property described in the Declaration of Covenants and Restrictions for the Belwood Lofts 31st Avenue Condominiums recorded as Instrument No. 20170523-0051003, Register's Office for Davidson County, Tennessee.

Exhibit "A" to the Declaration describes the land as:

Land in Davidson **County, Tennessee, being Lot No. 27 on the Plan of West End Park, of record in Plat Book 421, Page 82 and 83, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot 27 fronts 100 feet on the westerly side of Euclid Avenue or 31st Avenue North and runs back between parallel lines along the northerly margin of Bellwood Avenue, 162 feet to an alley.

Exhibit "B" to the Declaration of the proposed site plan describes Unit 1 thru 13 and appurtances thereto. Said Units have not be constructed

Being the same property conveyed to J2K Builders, LLC by deed of record in Instrument 20160408-0034071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Declaration and By-Laws of Belwood Lofts 31st Avenue Condominiums of record at Instrument No. 20170523-0015003 and the Charter for Belwood Lofts 31 Avenue Condominium Association of record at Instrument No. 20170531-0053930, said Register's Office, and 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 215 31st Avenue North, Nashville, TN 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 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 31st day of October, 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 herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Hannah Kepley

Notary Public Hannah Kepley
My Commission Expires: August 22, 2021

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

File No.: 21288

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19