WARRANTY DEED

Bill Garrett Davidson County
Batch# 77184 DEEDWARR
04/09/2018 09:18:33 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20180409-0032970

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J2KBuilders, LLC	J2K Builders, LLC	119-10-0-207.00
(NAME)	(NAME)	
615 Napoleon Ave	615 Napoleon Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37211	
(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, **Omni Community Health, Inc, a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J2KBuilders, LLC,** a Tennessee Limited liability company, 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 all of Lot No. 21 on Block "F" and part of Lots Nos 14 and 15 of Block "F" on the Plan of Woodbine Courts, Part 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers and further described according to a survey made by John Kohl, surveyor, dated June 10, 1977 as follows:

Said tract fronts 85 feet on the Southerly side of Thompson Lane and runs back between parallel lines altogether a total depth of 150 feet to a dead line, described as follows:

Beginning at a point in the southerly margin of Thompson Lane at the common corner of Lots Nos. 21 and 22; thence with the line between said lots, southwardly a distance of 137.50 feet to the northerly margin of Lot No. 14 and continuing in a straight line to an additional 12.5 feet to a point; thence in a easterly direction, paralleling the line between lots No. 21 and 14 and continuing with the line between Lots Nos 21 and 15 a total distance of 85 feet; thence in a northerly direction and parallel to the line between Lots Nos 14 and 15, a distance of 12.5 feet to the common corner of Lots Nos 20 and 21, thence continuing in a northerly direction with the line between Lots Nos 20 and 21, a distance of 137.5 feet to the southerly margin of Thompson Lane, thence with said margin in a westerly direction a distance of 85 feet to the point of beginning.

Being the same property conveyed to Omni Community Health, Inc., by deed from LifeCare Heritage Inc., a Tennessee nonprofit Corporation dated March 20, 2018 and filed for record as Instrument No. 20180326-0028078 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☑

This is improved ☐ property, known as 141 Thompson Lane, Nashville, TN 37211

(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 6th day of April, 2018.

Omni Community Health, Inc

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark Just with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President/CEO of Omni Community Health, Inc and that he as such President/CEO executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President/CEO

WITNESS my hand and seal this 6th day of April, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201802016

