Bill Garrett Davidson County
Batch# 88851 DEEDWARR
05/04/2018 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,604.80
20180504-0042957

WARRANTY DEED

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: April 20, 2019

(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
E. P. Development, LLC a Tennessee Limited Liability Company	OWNER	SEE BELOW
(NAME)	(NAME)	
1483 Boardwalk Place		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **E. P. Development, 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 Unit Nos. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229 and 230, on the Plan of Matlock , Phase 2-B as described in Exhibit "B" to the declaration of covenants, conditions and restrictions for Matlock of record in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, to which reference is made for a more complete description.

and

Land in Davidson County, Tennessee, being Unit Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, and 314, on the Plan of Matlock , Phase 3-A as described in Exhibit "B" to the declaration of covenants, conditions and restrictions for Matlock of record in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, to which reference is made for a more complete description.

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument No. 20050512-0053993, Register's Office for Davidson County, Tennessee.

This conveyance is 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.

Map & Parcels:

163-16-0-C 213.00 CO	163-16-0-C 214.00 CO	163-16-0-C 215.00 CO
163-16-0-C 216.00 CO	163-16-0-C 217.00 CO	163-16-0-C 218.00 CO
163-16-0-C 219.00 CO	163-16-0-C 220.00 CO	163-16-0-C 221.00 CO
163-16-0-C 222.00 CO	163-16-0-C 223.00 CO	163-16-0-C 224.00 CO
163-16-0-C 225.00 CO	163-16-0-C 226.00 CO	163-16-0-C 227.00 CO
163-16-0-C 228.00 CO	163-16-0-C 229.00 CO	163-16-0-C 230.00 CO

and part of 163-16-0-C 902.00 CO

unimproved ☑

This is improved ☐ property, known as _____

(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 4th day of May, 2018.

J2K Builders, LLC
By: James T. McLean, Sr. Chief Manager

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James T. McLean, Sr., with who 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 J2K Builders, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of May, 2018.

Notary Public Lori Holloway
My Commission Expires: April 20, 2019

File No.: 21159

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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, Hannah Kepley, 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.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

