Bill Garrett Davidson County
Batch# 91626 DEEDWARR
05/14/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $175.75
20180514-0046085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Deanna Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-21

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC SANDY BALENT STATE OF

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
I J Holding Company, LLC	I J Holding Company, LLC	043040a00600co
(NAME)	(NAME)	
205 Chapel Ct S	205 Chapel Ct S	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Reyes Construction Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I J Holding Company, LLC, a Wyoming Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the First Revision Final Plat of Cluster Lot Subdivision River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1 of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee.

Being a **PORTION** of the property conveyed to Reyes Construction, Inc., from Pinnacle National Bank by Special Warranty Deed dated June 25, 2009 of record in Instrument No. 20090629-0060159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING, SECTION 1, PHASE 1, FORMERLY KNOWN AS WINDSTAR ESTATES, SECTION 1, PHASE 1 OF RECORD IN INSTRUMENT NO. 20060918-0115492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☑

This is improved ☐ property, known as 705 Keeton Ct., Old Hickory, TN 37138
(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, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

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number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of May, 2018.

REYES CONSTRUCTION INC.

Deanna Reyes
Vice President/Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deanna Reyes** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Vice President/Secretary** of **Reyes Construction Inc.**, the within named bargainor, a corporation, and that she as such **Vice President/Secretary** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such **Vice President/Secretary**.

WITNESS my hand and seal, this 11th day of May, 2018.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

201805140046085

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019