Bill Garrett Davidson County
Batch# 110950 DEEDWARR
06/29/2018 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20180629-0063156

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 8-16-20

(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
Andrew Ostrowski	OWNER	07109004700
(NAME)	(NAME)	
1013 Warren Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 and William G. Wallis Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Ostrowski, a single man,** 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land in the city of Nashville, Davidson County, Tennessee with the address of 1505 Lock Rd. recorded in Deed Book 11502, page 743. Being more particularly described by a survey by Elkins Survey Company 4-5-2011.

Beginning at an iron pin at the southeast right of way of Baptist World Center Drive. The northeast corner of the property described herein traveling S 32°08'45" W 281.28 to a spike; thence N 57°32'23 W 166.04 to a pk nail set; thence N 39°54 '15" W 263.50' to a pk nail set; thence N 49°50'45" E 350.00' to an iron pin; thence S 34°27'22" E 338.10' to an iron pin to the point of beginning containing 2.85 acres, more or less.

Being the same property conveyed to J2K Builders, LLC and William G. Wallis, Sr., of record in Instrument No. 20110520003864O, 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.

unimproved ☑

This is improved ☐ property, known as 1505 Lock Road, Nashville, TN 37207
(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 28th day of June, 2018.

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

William G. Wallis, Sr.

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 William G. Wallis, Sr. the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 28 day of June, 2018.

Commission expires: 8/16/20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Notary Public

State of Tennessee
County of Davidson

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 28th day of June, 2018.

Notary Public
My Commission Expires: 8/16/20

File No.: 20454

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

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)

