WARRANTY DEED

Bill Garrett Davidson County
Batch# 118614 DEEDWARR
07/19/2018 03:02:01 PM 2 pgs
Fees: $13.00 Taxes: $1,849.98

20180719-0070574

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,994.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: ~~August 16, 2020~~ 07/06/20

(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
Matthew McGinn	new owner	105-073-N 00100 CO
(NAME)	(NAME)	
610 A Moore Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **Matthew McGinn, an unmarried 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 in Davidson **County, Tennessee, being Unit 1 on the Plan of Cottages at 610 Moore Avenue, a Horizontal Property Regime with Private Elements as set forth in Exhibit B of the Declaration of Covenants and Restrictions of record in Instrument No. 20170522-0050791, Register's Office for said County, 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. 20170308-0023122, 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 610 A Moore Avenue, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BR-18-6104

Witness my/our hands this 16th day of July, 2018.

Gary B Fisher

J2K Builders, LLC
By: Gary B. Fisher, 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 Gary B. Fisher, 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 Authorized Agent of J2K Builders, LLC, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2018.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: August 16, 2020

File No.: 21488

