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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516437

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2018.

Notary Public
My Commission Expires: 03-08-21

DAVIDSON COUNTY STATE OF TENNESSEE GEORGETTE R. KENNEDY NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 122158 DEEDWARR
07/30/2018 10:10:15 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20180730-0073873

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christal Yancey 130 Shiaway Court Nashville TN 37217	Castle & Cooke Mortgage LLC 13751 South Wadsworth Park Dr. Suite 101 Draper, UT 84020	Tax Parcel ID No. 149-02-0F-016.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2 Properties LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christal Yancey, a single woman,**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 the Plan of Raven's Retreat (formerly Vale Ridge Townhomes) as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120606-0049599, as amended in Instrument No. 20141024-0098102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J2 Properties LLC, a Tennessee limited liability company, by Warranty deed from Gregory M. Wirtala and Jennifer M. Wirtala, as husband and wife, of record in Instrument No. 20160705-0068541 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 05, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110818-0064149, and Instrument No. 20120606-0049559, as amended in Instrument No. 20141024-0098102, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

HOA Charter of record in Instrument Number 20110818-0064150, as amended in Instrument No. 20120713-0061782, in the Register's Office for Davidson County, Tennessee.

Quitclaim of common areas of record in Instrument Number 20120713-0061782 and Instrument No. 20141024-0098099, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20070312-0030453 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20061107-0138378, and Instrument No. 20061107-0138382, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20061107-0138401, and Instrument No. 20070625-0075229, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 8319, Page 761, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 130 Shiaway Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2018.

J2 Properties, LLC

BY: Sole member
Russell K. Johnson, Sole-Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, Chad I. Pearman, a Notary Public of said County and State, personally appeared Russell K. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole-Member (or other officer authorized to execute the instrument) of J2 Properties, LLC the within named bargainor, a Limited Liability Company and that he as such Sole-Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its Sole-Member.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 26th day of July, 2018.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020