Bill Garrett Davidson County
Batch# 130132 DEEDWARR
08/16/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20180816-0081413

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 $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(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
Habitat for Humanity of Greater Nashville, a Tennesse not-for-profit corporation	OWNER	060-00-0 001.00
(NAME)	(NAME)	
414 Harding Place, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **Habitat for Humanity of Greater Nashville, a Tennesse not-for-profit corporation,** 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:

Property located in the 2nd council manic district of Davidson County, being parcel number (1.00) as shown on Davidson County property map (06), and more particularly described as follows:

Beginning at an iron rod (new) on the northern margin of Ewing drive, (50' R.O.W), said iron rod being in the easterly line of tract 1 and the westerly line of tract 2 of the Erle Drake Survey, said iron rod also being the southwest corner of tract 2 of the Sorrells/ Omohundro property as described in Deed Book 7356, page 102, R.O. D.C., Tennessee; thence following said easterly line and the easterly line of property conveyed to Stephen A. and Sandra Aaron as of record in Instrument No. 200604120041920, R.O.D.C., Tennessee and the easterly line of property conveyed to Centex Homes as of recorded in Instrument Number 200410180124947 R.O.D.C., Tennessee, North 02 degrees 00 minutes 00 seconds east. 199.50 feet to an iron rod (old); thence continuing with said Centex Homes property south 74 degrees 29 minutes 40 seconds west, 131.35 feet to an iron rod (new); thence continuing with Centex Homes north 01 degrees 59 minutes 40 seconds east, passing through an iron rod (old) at 30.08 feet and continuing with for a total of 71.60 feet to a point in the centerline of Ewing Creek; thence continuing with Centex homes and the centerline of Ewing Creek north 66 degrees 29 minutes 16 seconds east, 24.97 feet to a point; thence, north 42 degrees 04 minutes 30 seconds east, 49.59 feet to a point; thence north 29 degrees 37 minutes 20 seconds east 60.00 feet to a point; thence, north 34 degrees 04 minutes 45 seconds east, 82.50 feet to a point; thence, north 52 degrees 03 minutes 20 seconds east, 82.74 feet to a point; thence , north 67 degrees 22 minutes 00 seconds east. 28.66 feet to a point; thence, north 81 degrees 49 minutes 30 seconds east 96.50 feet to a point; thence, south 80 degrees 52 minutes 10 seconds east, 132.56 feet to a point on the western margin of Gynnwood Drive (60' R.O.W.); thence leaving the centerline of Ewing Creek and following said western margin south 02 degrees 58 minutes 00 seconds east, 411.30 feet to a point; thence, following a curve to the right having a radius of 25.00 feet, and arc length of 38.69 feet, a central angel of 88 degrees 40 minutes 17 seconds, and a chord bearing and length of south 42 degrees 02 minutes 10 seconds west, 34.94 feet to a point on said northern margin of Ewing Drive (50' R.O.W.); thence, following said northern margin south 86 degrees 22 minutes 20 seconds west, 331.54 feet to the point of beginning. Containing 166.421 square feet or 3.82 acres.

Property is subject to a 20 foot sanitary sewer and/or storm drainage easement as of record in Deed Book 6764, Page 81 & 120, said Register's Office.

Being part of the same property conveyed to James T. McLean, Sr. and William G. Wallis by deed of record in Instrument 20060524-0060931, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J2K Builders, LLC by deed of record in Instrument 20180713-0068327, 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 Ewing Drive, 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 our hands this 15th day of August, 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 seal this 15th day of August, 2018.

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

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

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 official seal at Nashville, Tennessee, this 15th day of August, 2018.

Commission Expires:8/16/2020

Notary Public

File No.: 21120

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, Gary B. Fisher 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.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-18-19
Notary' Seal (if on paper)