Bill Garrett Davidson County
Batch# 131792 DEEDWARR
08/21/2018 03:30:02 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20180821-0082978

WARRANTY DEED

2018-1214

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 day of August, 2018.

(Affix Seal) Notary Public
My Commission Expires: 1-3-22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
TaylorMade Contracting, LLC 919 Oneida St. Nashville, TN 37207	New Owner	092.03-0-012.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **SJ3, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TaylorMade Contracting, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Beginning at a point in the Northerly margin of Jefferson Street, said point being the Southwest corner of the described lot; thence North 6 deg. 27 min. 04 sec. West, 104.56 feet; thence North 74 deg. 14 min. 19 sec. East 50.62 feet; thence South 6 deg. 27 min. 04 sec. East 110.66 feet to a point in the Northerly margin of Jefferson Street, said point being the Southeastern corner of said lot; thence South 81 deg. 06 min. 43 sec. West 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.

Being the same property conveyed to SJ3, LLC, a Tennessee limited liability company from Elberta Express, Inc., a Tennessee corporation by Warranty Deed dated November 15, 2016 and recorded November 17, 2016 in Instrument No. 201611170121284, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2018 Jefferson Street, Nashville, TN 37208.

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 heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 17 day of August, 2018.

SJ3, LLC
By: Joseph W. Walker, III, President

THIS CONVEYANCE IS SUBJECT TO:
● Taxes for the current year and thereafter. ● Restrictions, dedications, conditions, reservations, easements and other matters shown of record.
● Any and all existing easements and restrictions as shown of record not stated herein.

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Joseph W. Walker, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of SJ3, LLC, the within named bargainor, and that such President or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the SJ3, LLC, as President.

Witness my hand and seal this 17 day of August, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County