Warranty Deed

Karen Y Johnson Davidson County
Batch# 169709 DEEDWARR
12/03/2018 03:43:51 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20181203-0117865

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2018.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Taylor-May Trust	Regina Cottingham Q Prime South	
1700 Fatherland St.	131 South 11th St.	083-14-0-197.00
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2J, LLC NKA 2J, GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP (FORMERLY KNOWN AS 2J, LLC)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE TAYLOR-MAY TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 50 feet of Lot No. 24 of Block "A" on the Plan of Priest Home Place, of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Fatherland Street and runs back between lines, the westerly line running along the easterly margin of South 17th Street, 150 feet to an alley in the rear.

Being the same property conveyed to 2J, LLC, a Tennessee Limited Liability Company by Warranty Deed from Higher Ground Missionary Baptist Church, a Tennessee non-profit Corporation, of record in Instrument No. 20141015-0095104, Register's Office for Davidson County, Tennessee, dated October 10, 2014 and recorded on October 15, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1700 Fatherland St., Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2018.

2J, LLC NKA 2J, G.P.

By: _____ - Trustee
Jarred McNeal, as Trustee of The 1779 Trust, Member

By: _____ - Trustee
John Donelson IV, as Trustee of East Bank Trust of TN, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, as Trustee of The 1779 Trust and John Donelson IV, as Trustee of East Bank Trust of TN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partners of 2J, LLC NKA 2J, G.P., and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2018.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3 2021