Karen Johnson Davidson County
Batch# 190439 DEEDWARR
01/31/2019 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20190131-0009425

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

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

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
J2K Builders, LLC	OWNER	072-14-0 144.00
(NAME)	(NAME)	
319 Plus Park Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **Cynthia Leah Hooten,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J2K Builders, LLC,** 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 Lot No. 38 and the East 20 feet of Lot 37 and the West 10 feet of Lot 39 on the Map of Chesterfield Place, of record in Plat Book 332, Page 147, Register's Office for said County, to which reference is made for a more complete description.**
Said Lot and parts of said Lots front together 60 feet on the southerly said of Chesterfield Avenue and run back between parallel lines 132 feet to an alley.

Being the same property conveyed to Mary J. Dixon, aka Mary Jo Dixon by deed of record in Instrument No. 20130827-0090235, Register's Office for Davidson County, Tennessee. The said Mary J. Dixon having since died. Said property is now vested in Cynthia Hooten, aka Cynthia Leah Hooten reference Trust Agreement recorded as Instrument No. 20181120-0114189, Successor Trustee's Deed recorded as Instrument No. 20181120-0114190 and Heirship Affidavit recorded as Instrument No. —201901310009424— Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1228 Chester Avenue, Nashville, TN 37206
(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 my/our hands this 30th day of January, 2019.

Cynthia Leah Hooten

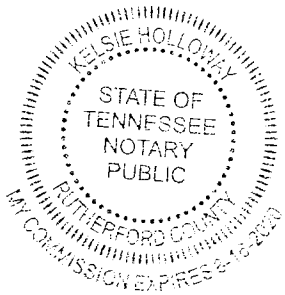
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Cynthia Leah Hooten the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2019.

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

File No.: 21620



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)