Karen Johnson Davidson County
Batch# 202110 DEEDWARR
03/06/2019 08:51:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190306-0020206

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-21

G-CR-18-1000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J2K Builders, LLC	Same as New Owner	
(NAME) 319 Plus Park Blvd #100	(NAME)	072-09-0.172.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CLELAND RATCLIFFE, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **J2K BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 55 feet of Lot No. 39 on the Plan of Bush Spain's Subdivision of Stull Lands, of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 39 fronts 55 feet on the South side of Spain Avenue and extends back Southwardly between parallel lines 165 feet, more or less to a dead line.

Being the same property conveyed to Cleland Ratcliffe by Trustee's deed from Nashville Title Insurance Corp., as Trustee of record in Instrument No. 20180531-0052019 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on May 31, 2018.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Possible Encroachment of Workshop onto the Westerly 55 feet of Lot No. 39 of record in Deed Book 7253, Page 563, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20170508-0045230 in the Register's Office for Davidson County, Tennessee.
- Encroachment of the workshop/garage located onto the Westerly 55 feet of Lot No. 39.
- Termination of Easement of record in Instrument No. 20190226-0017380, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Spain Ave., Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MARCH, 2019.

Cleland Ratcliffe by [signature]
Cleland Ratcliffe by Keith Dowd, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

* Keith Dowd, Attorney in fact on behalf of pH

Witness my hand and official seal, this the 1st of March, 2019.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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.

[signature]
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY