WARRANTY DEED

Karen Johnson Davidson County
Batch# 317000 DEEDWARR
11/18/2019 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20191118-0118723

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $426,000.00.

Affiant

Subscribed and sworn to me this 15 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 8/16/20

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

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32913

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
J2K Builders, LLC 319 Plus Park Blvd. Nashville, TN 37217	OWNER	072-10-226 (LOT 1) 072-10-370 (LOT 2)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Snyd & Rose, GP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **J2K Builders, LLC**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

All that tract or parcel of land located in Davidson County, State of Tennessee, descibed as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Final Plat of 1308 Litton Avenue of record as Instrument No. 20190318-0024351, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Rosenthal, a single person, by Warranty Deed from Marcus L. Bright and Lesa M. Smith, as Joint Tenants with the Rights of Survivorship, recorded on November 19, 2018 as Instrument No. 20181119-0113695 in the Davidson County Register's Office, Tennessee.

Also being the same property conveyed to Snyd & Rose, GP, a Tennessee general partnership, by Quitclaim Deed recorded on July 12, 2019 as Instrument No. 20190712-0068456, in the Davidson County Register's Office, Tennessee. Also see Scriveners Affidavit of record in Instrument No. 20191030-0111568, Register's Office, Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1308 A and B Litton Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 15 day of November, 2019.

Snyd & Rose, GP, a Tennessee general partnership

BY: _____
William F. Snyder, Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William F. Snyderwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of Snyd & Rose, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself in his capacity as said Managing Partner.

Witness my hand and official seal this 15th day of November, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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: 12-18-2022
Notary' Seal (if on paper)