Karen Johnson Davidson County
Batch# 336022 DEEDWARR
12/30/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20191230-0134349

WARRANTY DEED

State of Tennessee)
County of Davidson)

33006.PFD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF DECEMBER, 2019.

Notary Public

My Commission Expires: 5/2/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
J3 HOLDINGS, LLC	SAME ADDRESS AS NEW OWNER	079-00-0
(NAME)	(NAME)	065.00
7009 WESTBELT DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ALEXANDER LIMOR AND WIFE, ROBERTA S. LIMOR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J3 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors 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. 3 on the Plan of Westbelt Industrial Park, of record in Plat Book 6250, Page 196, Register's Office for Davidson County, Tennessee and as described as follows:

THE said Lot No. 3 fronts 138.63 feet on the westerly margin of Westbelt Industrial Drive and runs back 318.12 feet on the northerly and southerly lines to a line on the rear measuring 138.63 feet.

BEING all the same property conveyed to ALEXANDER LIMOR AND WIFE, ROBERTA S. LIMOR, by Deed from BELZ INVESTMENT COMPANY, a partnership composed of Philip Belz and Jack Belz, of record in Book 6798, Page 675, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **7009 WESTBELT DRIVE, NASHVILLE, TN 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of December, 2019.

ALEXANDER LIMOR

ROBERTA S. LIMOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALEXANDER LIMOR AND WIFE, ROBERTA S. LIMOR**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2019.

My Commission Expires: 5/2/2022

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Pete Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Pete Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2020