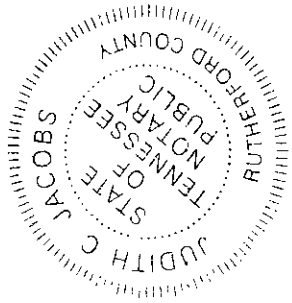
WARRANTY DEED

Karen Johnson Davidson County
Batch# 544445 **DEEDWARR**
01/04/2021 11:12:29 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20210104-0000403



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J & J Ventures, LLC	SAME AS NEW OWNER	051-08-0-195.00
(NAME) #214	(NAME)	
1350 Rose Parks Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Irene L. Brandon, Family Limited Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J & J Ventures, LLC, a Tennessee Limited Liability Company,** 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of W.M. Robinson Subdivision, of record in Book 5190, Page 543, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with an easement for the installation of a water line over the 10-feet public utility and drainage easement along the southwest line of Lot No. 1 on said plan, said easement being more particularly described as running from the southwest corner of Lot No. 2 and the northwest corner of Lot No. 1 southeastwardly 200.41 feet along the southwesterly line of Lot No. 1 to the northwesterly margin of Milliken Bend Road, and being 10 feet in width, of record in Book 5655, Page 97, said Register's Office.

Being the same property conveyed to IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP from William E. Collier, Unmarried by Warranty Deed on October 3, 2006, of record in Instrument Number 20061011-0126486, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 1, on the Re-subdivision of Part of Lot No. 11, Montague Subdivision, of record in Book 4470, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP from William E.

Collier, Unmarried by Warranty Deed on October 3, 2006, of record in Instrument Number 20061011-0126487, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 5190, Page 543, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 4470, Page 30, Register's Office for Davidson County, Tennessee.

Easement and Agreement of record in Book 5655, Page 97, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 228 & 230 E Palestine, Madison, TN 37115
224 & 226 E Palestine, Madison, TN 37115

(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 December, 2020.

IRENE L. BRANDON, FAMILY LIMITED PARTNERSHIP

Gary Andrew Woodward
General Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Irene L. Brandon, Family Limited Partnership and that he as such General Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner

WITNESS my hand and seal this 30th day of December, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202009007

