WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026407 DEEDWARR
Recvd: 05/04/11 11:23 2 pgs
Fees:13.00 Taxes:170.20

20110504-0034204

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **April, 2011**

Notary Public

MY COMMISSION EXPIRES: November 7, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Word Properties LLC	NEW OWNER	005002006100 (Lot 53-A) 005002008500 (Lot 53-B)
(NAME)	(NAME)	
1546 Lewis Rd		
(ADDRESS)	(ADDRESS)	
Madison Tn 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Kaul**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. Word Properties 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:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot 53-A, Zone Lot Division of Lots 45, 46, 51, 53, 54, 58 and 59 Willow Creek Subdivision, Section III, of record in Book 6200, page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description..

TRACT TWO:

Land in Davidson County, Tennessee, being Lot 53-B, Zone Lot Division of Lots 45, 46, 51, 53, 54, 58 and 59 Willow Creek Subdivision, Section III, of record in Book 6200, page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description..

TRACT ONE and TRACT TWO being a portion of the same property conveyed to John Kaul by Warranty Deed from Larry O. Hanson and wife, Susan Hanson, dated June 9, 2004 and filed of record in Instrument Number 20040616-0070953, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3533 And 3535 Brookway Dr, Nashville, TN 37207

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, has 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 our hands this **29th** day of **April, 2011**

John Kaul

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **John Kaul**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **April, 2011**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011