BILL GARRETT, Davidson County
Trans:T20150014948 DEEDWARR
Recvd: 03/02/15 11:00 2 pgs
Fees:13.00 Taxes:203.50
20150302-0017673

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of February, 2015.

(Affix Seal) Notary Public
My Commission Expires: 6/28/2015

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2015-152

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Word Properties, LLC P. O. Box 776 Madison, TN 37116	Volunteer State Bank, it's successors and/or assigns as their interest may appear P.O. Box 7897 Portland TN 37148	071.05-0-229.00

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, I/we, **Sharon L. Webb, Trustee of the Sharon L. Webb Maddux Trust,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Word Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1825 Liberia Street and 0 Liberia Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. I on the Map of E. C. Scruggs' Subdivision of Lots Nos. 26, 27, and 28 on the Brooklyn Plan , as of record in Book 421, page 136, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Liberia Street at the southwest corner of a part of Lot No. 1 conveyed to James Louis Brown, by deed from Forrest M. Brown, of record in Book 3466, page 111, Register's Office for Davidson County, Tennessee; thence with the center of the Street, South 27° 15' East 254.3 feet to the center intersection of another street; thence along the center of an unnamed street, North 60 3/4° East 305 1/4 feet; continuing North 27 3/4° East 263 feet to the southeast corner of a part of Lot No. 1, conveyed to Jacob E. Markle by deed from Forrest M. Brown and wife, of record in Book 2903, page 85, said Register's Office; thence along Markle's South line in a westerly direction 398 feet to the northeast corner of a part of Lot No. 1 conveyed to Jacob E. Markle of record in Book 3072, page 427, said Register's Office; thence along his East line, South 27° 15' East 117.2 feet to his southeast comet'; thence with his South line, North 85° 30' West 80 feet to a corner of the part of Lot No. 1 conveyed to William Pigg of record in Book 3372, page 227, said Register's Office; thence along Pigg's easterly line, South 27° 15' East 14 feet to his southeast corner, and also, being the northeast corner of the property conveyed to James Louis Brown by deed of record in Book 3466, page 111, said Register's Office; continuing South 27° 15' East with Brown's East line,40 feet to his southeast corner; thence with his southerly line, South 63° 45' West 145 feet to the beginning.

Being the same property conveyed to Sharon L. Webb Maddux Trust dated September 26, 2013 from Sharon Webb Maddux by Quitclaim Deed dated May 8, 2014 and recorded May 16, 2014 in Instrument #20140516-0042396, and further conveyed on June 30, 2000 in Instrument #20000630-0065083, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of E. C. Scrugg's, Subdivision of Lots Nos. 26, 27, and 28 on the Brooklyn Plan , as of record in Book 421, page 136, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Liberia Street, formerly Vance Street, at the southwest corner of that part of said Lot No. 1 conveyed to Jacob E. Markle, by deed from Forrest M. Brown and wife, of record in Book 2903, page 85, said Register's Office, being South 27 1/4 ° East 300 feet from the northwest corner of said Lot No. 1; thence with Markle's southern boundary line, South 85°30' East 225 feet; thence South 27° 15' East 117.2 feet ; thence North 85° 30' West 225 feet to the corner of said Street; thence with same North 27° 15' West 117.2 feet to the beginning, containing .516 of an acre, more or less.

Being the same property conveyed to Sharon L. Webb Maddux Trust dated September 26, 2013 from Sharon Webb Maddux by Quitclaim Deed dated May 8, 2014 and recorded May 16, 2014 in Instrument #20140516-0042395, and further conveyed on June 30, 2000 in Instrument #20000630-0065083, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1825 Liberia Street, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of February, 2015

Sharon L. Webb, Trustee of the Sharon L. Webb Maddux Trust, by Radley Hendrixson, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Radley Hendrixson, Attorney in Fact for Sharon L. Webb, Trustee of the Sharon L. Webb Maddux Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 27th day of February, 2015.

Notary Public
My Commission Expires: 6-28-2015

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY