0880

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068833 DEEDWARR
Recvd: 08/17/15 10:15 2 pgs
Fees:13.00 Taxes:536.50
20150817-0082232

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Core Properties, LLC	New owner	07212022900
(NAME)	(NAME)	
1100 Willis Branch Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, I, **Mellanie L. McLendon-Stanton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J. Core 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:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Map of Sherwood Subdivision, as of record in Book 1424, Page 51, Register's Office for Davidson County, Tennessee, said Lot No. 1 fronts 80 feet on the easterly side of Sherwood Lane and runs back between lines, 200 feet on the north line and 199.25 feet on the south line, to a deed line, measuring 80 feet.

Being the same property conveyed to Mellanie L. McLendon-Stanton by Warranty Deed dated December 29, 2000 from Stephanie Christian and Van. E. Christian, II, of record in Instrument No. 20010216-0015175, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1813 Sherwood Lane, Nashville, TN 37216
(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 14th day of August, 2015.

Mellanie L. McLendon-Stanton

State of Tennessee
County of Williamson

Personally appeared before me Mellanie L. McLendon-Stanton, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File No.: 9850