Davidson County DEEDWARR
Recvd: 02/22/16 14:26 3 pgs
Fees:18.00 Taxes:444.00
20160222-0016808

WARRANTY DEED

2016-407

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of February, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

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#:
Mitchell Blackmore and Brooke E. Blackmore 124 Cobbler Circle Hendersonville, TN 37075	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville TN 37201	050.03-0-013.00

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, **J Word Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mitchell Blackmore and Brooke E. Blackmore**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 80, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to J. Word Properties, LLC from Latdavone Word, married and Jason Word by Quitclaim Deed dated January 23, 2013 and recorded January 29, 2013 in Instrument #20130129-0009115, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1704-1706 Westchester, 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 19th day of February, 2016

J Word Properties, LLC, By: Jason Word, President/CEO

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President/CEO (or other officer authorized to execute the instrument) of J. Word Properties, LLC, the within named bargainor, and that such President/CEO or officer as such President/CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the J. Word Properties, LLC, as President/CEO.

Witness my hand and seal this 19th day of February, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019



True Copy Certification

I, April G. Nichols, 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.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

