WARRANTY DEED

2016-425

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of April, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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#:
Manhal G. Fares 2133 Beach Front Avenue Antioch, TN 37013	SAME	050.02-0-086.00

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 **Manhal G. Fares**, 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 3528-3530 Brookway Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot 54-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.

Being the same property conveyed to J. Word Properties, LLC from John Kaul by Warranty Deed dated April 29, 2011 and recorded May 4, 2011 in Instrument Number 2011050400342022, Register's Office for Davidson, Tennessee. Further conveyed on April 29, 2011 in Instrument Number 201108120062240 and 201109080069613, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 3528-3530 Brookway Drive, 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.

BILL GARRETT, Davidson County
Trans:T20160035855 DEEDWARR
Recvd: 05/02/16 09:35 2 pgs
Fees:13.00 Taxes:436.60
20160502-0042529

Witness my/our hand(s) this 29th day of April, 2016

J. Word Properties, LLC, By: Jason Word, Managing Member

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 29th day of April, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

