BILL GARRETT, Davidson County
Trans:T20160035935 DEEDWARR
Recvd: 05/02/16 10:52 2 pgs
Fees:13.00 Taxes:1350.50
20160502-0042630

WARRANTY DEED

Lawyers Escrow Service, Inc.
2021 Richard Jones Rd. St 220
Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Kimberley C Kimbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2016.

JERI ROPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jeri Roper
Notary Public

MY COMMISSION EXPIRES: 8/10/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Evans	Emily Evans	PART OF 072-12-0-229.00
(NAME)	(NAME)	
1815 Sherwood Lane	1815 Sherwood Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **J. Core Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Evans and Wilburn Evans**, *TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP*, 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:

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 of 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 *part of* the same property conveyed to J. Core Properties, LLC by Warranty Deed filed 8/17/2015 from Mellanie L. McLendon-Stanton and recorded in Instrument No. 201508170082232, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1815 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 our hands this 26th day of April, 2016.

J. CORE PROPERTIES, LLC

H. Jason Phillips, Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON (SNP)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **H. Jason Phillips** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Chief Manager** of **J. Core Properties, LLC.**, the within named bargainor, a (**LLC**), and that **he** as such **Chief Manager** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **H. Jason Phillips** as such **Chief Manager.**

WITNESS my hand and official seal at NASHVILLE, Tennessee, on this **26th** day of **April, 2016.**

Commission Expires: 03/21/2017

Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE