WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042067 DEEDWARR
Recvd: 05/19/16 09:51 2 pgs
Fees:13.00 Taxes:1324.60
20160519-0050092

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016..

Notary Public

MY COMMISSION EXPIRES: 5-6-2017

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires MAR. 6, 2017

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 NUMBER
Aadam Hussain	HomeServices Lending, LLC	PART OF 072-12-0-229.00
(NAME)	(NAME)	
1813 Sherwood Lane	7601 Office Plaza N, Ste 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	West Des Moines, IA 50266	
(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 **Aadam Hussain**, A SINGLE PERSON, 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 Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 1813 as described in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1813 Sherwood Lane, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101. et Seq., as amended, Tennessee Code Annotated and as established by DCCR of record as Instrument No. 20151001-0100095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit B of said Declaration of Covenants, Conditions and Restrictions.

Being PART OF the same property conveyed to J. Core Properties, LLC by Warranty Deed from Melanie L. McLendon-Stanton, filed for record on 08/17/2015 in Instrument No. 20150817-0082232, Register's Office for 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 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 our hands this 17th day of May, 2016..

J. CORE PROPERTIES, LLC

H. Jason Phillips, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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**, 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 17th day of **May**, 2016.

WITNESS my hand and seal this 17th day of May, 2016

Notary Public S.Nixon Pressley
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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