BILL GARRETT, Davidson County
Trans:T20160046414 DEEDWARR
Recvd: 06/02/16 10:15 2 pgs
Fees:13.00 Taxes:425.50

20160602-0055487

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-424

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of May, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-19

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#:
Sacremento Properties, LLC 15664 Malvern Hill Avenue Baton Rouge, LA 70817-3117	SAME	050.03-0-017.00

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 **Sacremento Properties, LLC**, 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 1709-1711 Westchester Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 82, 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 as more complete description.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts and Winifred A. Watts by Quitclaim Deed dated January 21, 2013 and recorded January 29, 2013 in Instrument Number 201301290009120, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 1709-1711 Westchester 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.

Witness my/our hand(s) this 31st day ~~of May~~, 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 31st day of May, 2016.

NOTARY SIGNATURE
My Commission Expires: 6-30-19

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY