WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Core Properties, LLC	J Core Properties, LLC	092-04-0-281.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
1483 Boardwalk Place	1483 Boardwalk Place	Trans:T20160081481 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/16/16 14:12 2 pgs
Gallatin, TN 37066	Gallatin, TN 37066	Fees:13.00 Taxes:740.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160916-0097719

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorthea Williams, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J Core Properties, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 30 in C.M. Holts Plan of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorthea Williams, an unmarried woman by Warranty Deed from Infinity Homes, LLC, dated 9/30/04 and recorded 10/5/01 in Instrument Number 20041005-0119418, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 904 11th Ave North, Nashville, TN 37208
(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 my/our hands this 7th day of September, 2016.

Dorthea Williams

Dorthea Williams

State of Tennessee
County of Sumner

Personally appeared before me Dorthea Williams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of September, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 162310

