WARRANTY DEED

2016-505

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of September, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

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 Beachfront Avenue Antioch, TN 37013	Everett Financial Inc., dba Supreme Lending 14801 Quorum Drive SUite 300 Dallas TX 75254	050.03-0-016.00

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, a single man**, 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 1705-1707 Westchester Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot NUmber 81, 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 a more complete description.

This property has an address of 1705-1707 Westchester Drive, Nashville, Tennessee 37207.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts and Winifred A. Watts by Special Warranty Deed dated January 21, 2013 and recorded January 29, 2013 in Instrument Number 201301290009121, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 1705-1707 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.

BILL GARRETT, Davidson County
Trans:T20160083160 DEEDWARR
Recvd: 09/22/16 09:41 2 pgs
Fees:13.00 Taxes:451.40
20160922-0099818

Witness my/our hand(s) this 15th day of September, 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 15th day of September, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

