BILL GARRETT, Davidson County
Trans: T20160104191 DEEDWARR
Recvd: 11/28/16 10:25 2 pgs
Fees: 13.00 Taxes: 555.00

20161128-0124282

Warranty Deed

STATE OF IL
COUNTY OF Lee
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY SIMMONS
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 30, 2019

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JLN Properties, LLC John Novak MBR 1133 Steinman St Dixon, IL 61021	New Owner	064-09-0090.00

For and in 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,

John Novak and wife, Jody L. Novak

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

JLN Properties, LLC

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 Lots Nos. 9 and 10, Block "D" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, said Register's Office, to which reference is hereby made for a more complete description. Also described as Tract 5 on the boundary survey of Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10/21/04, 11/17/04 and 11/18/04 by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

Being the same property conveyed to John Novak and wife, Jody L. Novak by Warranty Deed from Ji-Hoon Lee and wife, Ha-Yan Jung, dated May 10, 2011, of record in Instrument Number 20110526-0040239, Register's Office for Davidson County, TN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 119 Commerce Street, Old Hickory, TN 37138
(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 hand(s) this 14th day of November, 2016.

John Novak

Jody L. Novak

STATE OF IL
COUNTY OF Lee

Personally appeared before me, John Novak and Jody L. Novak, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

AMY SIMMONS
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 30, 2019

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076