WARRANTY DEED

2016-510

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,999.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of December, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-20-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cora Buckner 2605 A Alameda Street Nashville, TN 37208	U.S. Bank N.A. P.O. Box 5760 Springfield OH 45501	092.02-0-191.00

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 **Cora Buckner,** 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 2605 A Alameda Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Lot 111A, on the plat of resubdivision zone Lot Division Lot Number 111, Block 6, Heffernon Place, of record in Book 161, Page 138, as amended in Book 6900, Page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts and Winifred A. Watts by Quitclaim Deed dated January 15, 2014 and recorded January 17, 2014 in Instrument Number 201401170004744, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 2605 A Alameda Street, Nashville, TN 37208.

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:T20160110632 DEEDWARR
Recvd: 12/16/16 10:08 2 pgs
Fees:13.00 Taxes:277.50
20161216-0131992

Witness my/our hand(s) this 12th day of December, 2016

J. Word Properties, LLC

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 wit in 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 12th day of December, 2016

NOTARY SIGNATURE
Notary Expires: 6-30-2019

