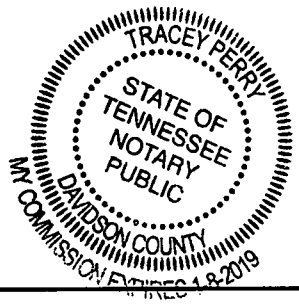
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(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
Janet Sterchi	NEW OWNER	092-04-0-281.00
(NAME)	(NAME)	
904 11th Ave North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170000193 DEEDWARR
Recvd: 01/03/17 10:54 2 pgs
Fees:13.00 Taxes:1110.00

20170103-0000218

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, **J. Core Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Janet Sterchi, an unmarried woman and Lydia Armistead, a married person,** 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 of 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 J. Core Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Dorthea Williams, an unmarried woman, dated 9/7/16 of record in Instrument Number 20160916-0097719, said 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 30th day of December, 2016.

J. CORE PROPERTIES, LLC

Harry Jason Phillips
Chief Manager

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry Jason Phillips with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of J Core Properties, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Harry Jason Phillips as such Chief Manager.

Witness my hand and official seal on 12/30/16.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 162710

