WARRANTY DEED

2016-665

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

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

Notary

(Affix Seal)
My Commission Expires: 6.30.2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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#:
Michael Yang 3105 B Brickdale Lane Nashville TN 37207	Franklin American Mortgage Company, 6100 Tower Circle Suite 600 Franklin TN 37067	060.03-0-186.00

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 **Michael Yang**, 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 3105 B Brickdale Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 8-B, on the Plan of Revised Zone Lot Division Lots 7 & 8, Creekwood Estates, Section One, of record in Plat Book 6200, page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Word Properties from Leland D. Watts by Warranty Deed dated July 28, 2014 and recorded July 30, 2014 in Instrument #201407300067802, Register's Office for Davidson County, Tennessee. Further conveyed on April 24, 2007 in Instrument #20070501-0051622, said Register's Office.

( ) unimproved
This is (X) improved property know as 3105 B Brickdale Lane, 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:T20170003148 DEEDWARR
Recvd: 01/12/17 10:01 2 pgs
Fees:13.00 Taxes:296.00
20170112-0003545

Witness my/our hand(s) this 30th day of December, 2016

J Word Properties, LLC, By: Jason Word, President/CEO

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 30th day of December, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

