WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of February, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2017

NICHOLS APRIL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-660

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#:
Chelsea Stripe 2824 Jones Avenue Nashville, TN 37207	F & M Bank P.O. Box 451 Clarksville TN 37041-0451	060.16-0-128.00

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 **Chelsea Stripe, an unmarried woman**, 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 2824 Jones Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 20D on the plan of Joywood Heights, Section 3, not of record.

Said Lot Number 20D fronts on the west margin of Jones Avenue and runs back 275 feet on the north line and 275 feet on the south line to form a triangle.

Being the same property conveyed to J. Word Properties 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 2824 Jones Avenue, 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:T20170018126 DEEDWARR
Recvd: 03/02/17 11:20 2 pgs
Fees:13.00 Taxes:924.63
20170302-0020740

Witness my/our hand(s) this 24th day of February, 2017

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 24th day of February, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

