BILL GARRETT, Davidson County
Trans:T20170021274 DEEDWARR
Recvd: 03/13/17 11:58 2 pgs
Fees:13.00 Taxes:967.55
20170313-0024387

WARRANTY DEED

2017-723

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00.

x Rimon Abdou
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of March, 2017.

Notary Public

(Affix Seal)
My Commission Expires: 9-11-17

SEAN FRENSLEY NEWTON
NOTARY PUBLIC TENNESSEE
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

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#:
Rimon Abdou 302 Neill Avenue Nashville, TN 37206	Amerisave Mtg 3525 Piedmont Rd. NE 8 Piedmont Center Ste. 600 Atlanta, GA 30305	082.12-0-050.00

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 **Rimon Abdou, unmarried**, 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 302 Neill Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 194, Plan of Neil S. Brown Addition to East Nashville, as shown on plat of record in Plat Book 57, page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Word Properties, LLC from Jason Word by Quitclaim Deed dated September 29, 2014 and recorded October 3, 2014 in Instrument Number 201410030091505, Register's Office for Davidson, Tennessee.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

( ) **unimproved**
This is (X) improved property know as 302 Neill Avenue, Nashville, TN 37206.

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.

Witness my/our hand(s) this 10th day pf March, 2017.

J. Word Properties, LLC
By: Jason Word, Managing Member

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 Managing Member (or other officer authorized to execute the instrument) of J. Word Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the J. Word Properties, LLC, as Managing Member.

Witness my hand and seal this 10th day of march, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

