WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026366 DEEDWARR
Recvd: 03/29/17 10:54 2 pgs
Fees:13.00 Taxes:1276.29
20170329-0030454

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,944.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

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
Trevor L. Mayer	new owner	07115054800
(NAME)	(NAME)	
1318B Lischey Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Trevor L. Mayer, an unmarried man, Ashley D. Ruhl, an unmarried woman, and Arthur David Mayer, an unmarried man as tenants in common with rights of survivorship,** 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 in Davidson County, Tennessee, and being Lot No. 19 on the plan of the Highland Land Cos, Subdivision, of record in Book 421, Page 14, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Core Properties, LLC a Tennessee limited liability company by Warranty Deed from Percy Eugene Waters and wife, Irene Catlett Waters, dated 2/1/16 and recorded 2/2/16 in Instrument Number 20160202-0010287, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1318B Lischey Avenue, Nashville, TN 37207
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 421, PAGE 14, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my/our hands this 24th day of March, 2017.

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 03/24/17.

Notary Public
My Commission Expires:

File No.: 172874

