WARRANTY DEED

2017-728

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2017

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE 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#:
Roman Williamson 225 Slayton Drive Madison, TN 37115	Nations Direct Mortgage, LLC 5 Hutton Centre Drive Suite 200 Santa Ana CA 92707	058.09-0A-015.00 CO

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 **Roman Williamson**, 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 1436 East Cedar, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit Number 1436 of Neely Ben Villas, of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, as more particularly described in the master deed of record in Book 5621, page 1 as amended in Book 6119, page 322 and Book 10268, page 492, Register's Office for Davidson County, Tennessee, with all the fixtures, appliances, wall coverings, carpets, or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts by Warranty Deed dated February 24, 2015 and recorded March 2, 2015 in Instrument Number 201503020017686, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 1436 East Cedar, Madison, TN 37115.

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:T20170034216 DEEDWARR
Recvd: 04/24/17 10:48 2 pgs
Fees:13.00 Taxes:436.60
20170424-0039821

Witness my/our hand(s) this 17th day of April, 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 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 17th day of April, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

