BILL GARRETT, Davidson County
Trans:T20170044979 DEEDWARR
Recvd: 05/26/17 10:23 2 pgs
Fees:13.00 Taxes:388.50
20170526-0052594

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 6-30-2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2017-770

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#:
LaTroy D. Boseman 1403 Nesbitt Lane Madison, TN 37207	Nations Direct Mortgage, LLC DBA Motive Lending 5 Hutton Centre Drive Suite 200 Santa Ana CA 92707	049.15-0-122.00

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 **LaTroy D. Boseman**, 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 684 Rowan Drive, Nashville, TN 37207, 1436 E Cedar Lane, Madison, TN 37115, 2919 Morningside Drive, Nashville, TN 37207, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 489 on the Plan of Haynes Manor, Section 4, of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts, married by Warranty Deed dated February 24, 2015and recorded March 2, 2015 in Instrument #20150302-0017686, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 712 Flint Ridge Road, Whites Creek, TN 37189.

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 25th day of May, 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 25th day of ay, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

