This Instrument Prepared by: Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN5261

After Recording return to:
Aspen Title and Escrow LLC
9724 Kingston Pike, Suite 208
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20170072436 DEEDWARR
Recvd: 08/21/17 15:42 2 pgs
Fees:13.00 Taxes:888.00
20170821-0085776

WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2017, between

Margaret Elaine Word
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

Jackson Valley Land Partners, LLC
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SITUATED in Nashville, Tennessee, Davidson County, State of Tennessee, to-wit:

BEING Lot No. 4 on the Map of Dugger Heights, No. 2, as of Record in Book 1424, Page 135, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Margaret Elaine Word from James Glen Word by Quit Claim Deed dated July 28, 1998 and of record in Book 11067, Page 96, in the Register's Office for Davidson County, Tennessee.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2017 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Margaret Elaine Word (L.S.) _____ (L.S.)

Margaret Elaine Word

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Margaret Elaine Word** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 15 of August, 2017}.

SHERRY SANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

Notary Public

My Commission expires: 10-8-19

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$240,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15 of August, 2017}.

SHERRY SANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

Notary Public

My Commission expires: 10-8-19

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Jackson Valley Land Partners, LLC**
ADDRESS: **1510 Wendell Ave**
Nashville, TN 37206

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME:
ADDRESS: New owner
6121 Nolensville Pike
Nashville, TN 37211

TAX PARCEL ID#: **073 13 0 055.00**