WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075111 DEEDWARR
Recvd: 08/29/17 09:33 2 pgs
Fees:13.00 Taxes:832.50
20170829-0088477

J-JD-17-6305-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 02/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JCD, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**090-12-0-175.00**
2307 Stockwood Trail		
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **VICTOR HAZELWOOD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JCD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 137, CHARLOTTE PARK, SECTION II, as shown on plat of record in Plat Book 2663, Pages 22-23, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Annex Avenue at the corner of Lots 137 and 138; thence with the line between said Lots, South 145.5 feet Easterly to a corner of Lot 201; thence with the line between Lots 137 and 201, Northeasterly 90.7 feet to the South margin of Freedom Drive; thence with the margin of the same, Northwesterly 125 feet to the beginning of a curve; thence around said curve Westerly 39.3 feet to the margin of Annex Avenue; thence with the margin of the same, Southwest 60 feet to the point of beginning.

Being the same property conveyed to Donald K. Waldrop, by Warranty Deed from Donald R. Dillingham and wife, Cynthia M. Dillingham, of record in Instrument No. 20060317-0031063, in the Register's Office of Davidson County, Tennessee, dated March 13, 2006 and recorded on March 17, 2006.

Being the same property conveyed to Dru Buchan, by Warranty Deed from Donald K. Waldrop, of record in Instrument No. 20170524-0051781, in the Register's Office of Davidson County, Tennessee, dated May 23, 2017 and recorded on May 24, 2017.

Being the same property conveyed to Victor Hazelwood, by Quit Claim Deed from Dru Buchan, of record in Instrument No. 20170609-0058158, in the Register's Office of Davidson County, Tennessee, dated June 06, 2017 and recorded on June 09, 2017.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION II, as recorded in Plat Book 2663, Page(s) 22-23, in the Register's Office of Davidson County, Tennessee.
- Articles of Organization Limited Liability Company for JCD, LLC filed of record at Instrument No. 20160815-0084739, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

****The above described property was never lived in as the above Grantors marital residence.**

This is **improved** property known as: **6305 Freedom Dr., Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF AUGUST, 2017.

Victor Hazelwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR HAZELWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212