WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/17 11:36 3 pgs
Fees:18.00 Taxes:1091.13
20170906-0091601

17-07-006

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

Stella Mayfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of September, 2017

Notary Public

My Commission Expires: 10-18-19

(AFFIX SEAL) Jon Perry State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STELLA MAYFIELD (NAME)	New Owner (NAME)	P/O 187-00-0-038.00&010.00;
4092 Liberton Way (ADDRESS)	(ADDRESS)	(2018)187-09-0A-126.00
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STELLA MAYFIELD, UNMARRIED**, hereinafter called the Grantee(s), her 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 being **Lot No. 126, on the Plan of Phase Seven Burkitt Village, an SP Subdivision,** as of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to JOON PROPERTIES, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from KIDDSROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170427-0041579, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Burkitt Village of record in Instrument No. 20130717-0074035, as amended and made applicable in 20170504-0044438, and corrected in Instrument No. 20170720-0073494, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **4092 Liberton Way, Nolensville, TN, 37135.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 5th day of September, 2017

JOON PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
AVI SPIELMAN, CHIEF MANAGER

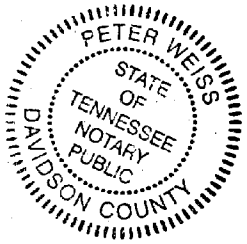
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **AVI SPIELMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **JOON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2017.

My Commission Expires: 07/02/18

_____
Notary Public



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY