Bill Garrett Davidson County
Batch# 9790 **DEEDWARR**
10/09/2017 04:03:08 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171009-0103471

# WARRANTY DEED

2017-923

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of October, 2017.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

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#: |
|---|---|---|
| Lee Lodge and Joanne Cliff<br>1801 San Ysidro Drive<br>Beverly Hills, CA 90210 | Pinnacle Bank<br>150 3rd Avenue South<br>Suite 900<br>Nashville TN 37201 | 07114008700 |

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 **Lee Lodge and Joanne Cliff, husband and wife**, 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 126-C Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 126-C, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, Page 741, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Word Properties from Leland D. Watts and Winifred A. Watts by Warranty Deed dated July 3, 2013 and recorded July 8, 2013 in Instrument Number 201307080070104, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 126-C Fern Avenue, Nashville, TN 37207.

**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 3rd day of October, 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 3rd day of October, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

