Bill Garrett Davidson County
Batch# 19145 **DEEDWARR**
10/30/2017 09:10:59 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171030-0110689

WARRANTY DEED

2017-926

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th 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#:
Marla Richardson 1600 Westgate Circle, #100 Brentwood, TN 37027	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro TN 37129	07114039400

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 **Marla Richardson, unmarried woman and as Trustee of the Marla M. Richardson Living Trust dated 7/5/2017,** 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 A Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 26-A, Zone Lot Division of Lot Number 25 and 26, on the plan of Weakley and Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description. This property has an address of 126-A Fern Avenue, Nashville, TN 37207.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts and Winifred A. Watts by Warranty Deed dated July 3, 2013 and recorded July 8, 2013 in Instrument #20130708-0070104, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 126 A 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 6th 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 6th day of October, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

