30186-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 21737 DEEDWARR
11/03/2017 10:03:50 AM 2 pgs
Fees: $13.00 Taxes: $1,413.30

20171103-0113007

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,973.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stuart Steen III	**Churchill Mortgage Corporation**	091 05 0R 002.00co
(NAME)	(NAME)	
607 Ries Ave.	**761 Old Hickory Blvd, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Core Properties. LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stuart Steen III, an unmarried man, and Paulina Hoang, an unmarried woman, joint tenants*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

***with right of survivorship**

LAND in Davidson County, Tennessee, being Unit 607 B on the Plan of Homes at 607 Ries Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 607 Ries Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161130-0125853, amended in Instrument No. 20171026-0110087, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 607 Ries Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20161130-0125853, amended in Instrument No. 20171026-0110087,Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

BEING PART of the same property conveyed to J Core Properties, LLC by Warranty Deed from Castleridge Home Builders, LLC, dated 11/4/16 and recorded 11/10/16 in Instrument No. 20161110-0119144, as corrected by Scrivener's Affidavit dated 12/12/16 and recorded 12/14/16 in Instrument No. 20161214-0130967; and being part of the same property previously conveyed to Castleridge Home Builders, LLC by Warranty Deed from Raymond Martinie Scott and James Edward Scott, II, dated 7/15/16 and recorded 7/22/16 in Instrument No. 20160722-0075963, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 607 Ries Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hands this 1st day of November, 2017.

J. Core Properties, LLC
by: Harry Jason Phillips

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Harry Jason Phillips with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of J. Core Properties. LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager

WITNESS my hand and seal this 1st day of November, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 173762

