WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Y-KW-17-6305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX S

Bill Garrett Davidson County
Batch# 28966 **DEEDWARR**
11/22/2017 09:04:16 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20171122-0119830

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)
Michelle Abnet	**New Owner**	
(NAME)	(NAME)	
6305 Freedom Drive		**90-12-175.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JCD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE ABNET, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Charlotte Park, Section II, as shown on plat of record in Plat Book 2663, Pages 22-23, Register's Office for said County, 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 JCD, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Victor Hazelwood, a married man, recorded August 29, 2017 in Instrument No. 20170829-0088477; further being the same property conveyed to Victor Hazelwood by Quitclaim Deed from Dru Buchan, recorded June 9, 2017 in Instrument No. 20170609-0058158; further being the same property conveyed to Dru Buchan by Warranty Deed from Donald K. Waldrop, recorded May 24, 2017 in Instrument No. 20170524-0051781 and further being the same property conveyed to Donald K. Waldrop by Warranty Deed from Donald R. Dillingham and wife, Cynthia M. Dillingham, recorded March 17, 2006 in Instrument No. 20060317-0031063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6305 Freedom Drive, 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 ____ DAY OF NOVEMBER, 2017.

JCD, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JCD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of November, 2017.

_____
Notary Public
My Commission Expires: 3/8/2021
(SEAL)

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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