WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 29536 **DEEDWARR**
11/27/2017 09:39:44 AM 2 pgs
Fees: $13.00 Taxes: $893.55

20171127-0120353

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WJC Properties, LLC	W.J. Cheek	Map
(NAME)	(NAME)	
5012 Pebble Creek Drive	PO Box 636	Parcel
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cochran, GA 31014	149-10-0-006.00
(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, We, **Lora Lynn Frye and spouse Brenda Frye,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WJC Properties, LLC, a Tennessee Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 5-B, Pebble Creek, of record in Plat Book 5210, page 310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lora Lynn Howard, unmarried, by Quitclaim Deed from Denise Y. Page, unmarried, filed for record on September 17, 2009 in Instrument No. 20090922-0088269, Register's Office for Davidson County, Tennessee. Lora Lynn Howard has since married and now goes by the name of Lora Lynn Frye.

Brenda Frye joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5012 Pebble Creek Drive, Antioch, TN 37013
(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 27th day of October, 2017.

Lora Lynn Frye

Brenda Frye

State of Tennessee
County of Davidson

Personally appeared before me Lora Lynn Frye, and Brenda Frye, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: 3.6.2018

File No.: 38327

