Bill Garrett Davidson County
Batch# 40418 DEEDWARR
12/21/2017 10:41:00 AM 2 pgs
Fees: $13.00 Taxes: $315.11

20171221-0129999

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2017-982

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,164.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of December, 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#:
J. Word Properties, LLC P. O. Box 776 Madison, TN 37116	SAME	08012007700

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, **Kimberly M. Cotton nka Kimberly M. Wilkerson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Word Properties, LLC**, 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 3207 Briarwick Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 105, Bordeaux Hills Addition, as shown on plat of record in Plat Book 4460, page 9, in the Register's Office, Davidson County, Tennessee, to which pal reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kimberly M. Cotton, an unmarried woman, from William N. Bowers Jr. and wife, Kathleen E. Bowers, by Warranty Deed dated August 28, 2008 and recorded September 8, 2008 in Instrument No. 200809080091532, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3207 Briarwick Drive, Nashville, TN 37218.

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 5th day of December, 2017

Kimberly M. Cotton, nka Kimberly M. Wilkerson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kimberly M. Cotton, nka, Kimberly M. Wilkerson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this 5th day of December, 2017.

Notary Public
My Commission Expires: 6-30-2019

