WARRANTY DEED

Bill Garrett Davidson County
Batch# 49056 DEEDWARR
01/19/2018 08:32:06 AM 2 pgs
Fees: $13.00 Taxes: $1,390.83

20180119-0005579

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(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
Tania Daniela Weathers	Same as Owner	091050Q00200CO
(NAME)	(NAME)	
609B Ries Avenue, 609B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Tania Daniela Weathers and Spencer Weathers, wife and husband,** 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 Unit No. 609B of the Homes at 609 Reis Avenue, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annoted, and as established by a Declaration of Covenants, Conditions and Restrictions for the Homes at 609 Ries Avenue of record in Instrumnet No. 20161130-0125845, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of the Homes at 609 Ries Avenue, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20161130-0125845, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such 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, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 609B Ries Avenue, 609B, 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 5th day of January, 2018.

J. Core Properties, LLC

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 5th day of January, 2018.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 173763

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019