WARRANTY DEED

Bill Garrett Davidson County
Batch# 61534 DEEDWARR
02/22/2018 10:46:49 AM 2 pgs
Fees: $13.00 Taxes: $1,372.56

20180222-0016854

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,963.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cort S. Thompson	new owner	
(NAME)	(NAME)	
605 Ries Avenue		091050R00100 CO
(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 considerations, the receipt of which is hereby acknowledged, **J Core Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cort S. Thompson, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 607A, on the plan of HOMES AT 607 RIES AVENUE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201611300125853, and affidavit in Inst.# 20171026-0110087 Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Carrie E. Scott, Raymond Martinie Scott and James Edward Scott, II, as co-tenants with right of survivorship by Quitclaim Deed dated 10/31/2006, from Carrie E. Scott, Raymond Martinie Scott and James Edward Scott, II, of record in Instrument No. 200704230047995, Register's Office for Davidson County, Tennessee.

The said Carrie E. Scott died on 05/30/2016, leaving the said Raymond Martinie Scott and James Edward Scott, II the surviving tenants.

Being part of the same property conveyed to Castleridge Home Builders, LLC by Warranty Deed dated 07/18/2016, from Raymond Martinie Scott and James Edward Scott, II, as co-tenants with right of survivorship, of record in Instrument No. 201607220075963, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J Core Properties, LLC by Warranty Deed dated 11/07/2016 from Castleridge Home Builders, LLC, of record in Instrument No. 201611100119144, Register's Office for Davidson County, Tennessee. Said Deed having been corrected by Scrivener's Affidavit of record in

Instrument No. 201612140130967, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 605 Ries Avenue, 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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 hand this 20th day of February, 2018.

Harvey Jason Phillips

J Core Properties, LLC

State of Tennessee
County of Davidson

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 the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 20th day of February, 2018.

Notary Public Rebecca Campbell
My Commission Expires: _____

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

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-605