Karen Y Johnson Davidson County
Batch# 179481 DEEDWARR
01/02/2019 10:19:41 AM 2 pgs
Fees: $13.00 Taxes: $1,208.05
20190102-0000183

WARRANTY DEED

2018-1315

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00.

Affiant

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

(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 372078	NEW OWNER	03214002000

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, **Tin Roof Restorations, Inc.,** 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:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 28, on the plan of Grande Villa Estates, Section 2, of record in book 4675, page 158, Register's Office, Davidson County, Tennessee to which plat record is hereby made for a more complete description.

Being the same property conveyed to Tin Roof Restoration, INC., from Jack Wooten, Jr., not individually, but as Personal Representative of The Estate of Nellie Grey Hill Wooten, deceased by Warranty Deed dated August 31, 2018 and recorded September 5, 2018 by Instrument No. 201809050087656, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1410 Bellevista Blvd, Nashville, TN 37211.

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 20th day of December, 2018

Tin Roof Restorations, Inc., By: Bianca Cerio Tinsley, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Bianca Cerio Tinsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Tin Roof Restorations, Inc., the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tin Roof Restorations, Inc., as Managing Member.

Witness my hand and seal this 20th day of December, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

