Karen Johnson Davidson County
Batch# 211143 DEEDWARR
03/28/2019 10:41:54 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20190328-0028028

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2018-1115

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of March, 2019.

(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#:
Latroy D. Boseman 1403 Nesbitt Lane Madison, TN 37115	NEW OWNER	060.11-0A-049.00CO

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, **J. Word Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Latroy D. Boseman**, 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 73 of Pine Ridge Subdivision, Section IV,plat which is of record in Plat Book 6900, page 189, as amended bat Plat Book 9700, page 12 and Plat Book 9700, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal; description of said property.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts by Warranty Deed dated December 5, 2014 and recorded December 9, 2014 in Instrument #20141209-0112527, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 613 Merrylodge Court, Nashville, TN 37207.

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 22nd day of March, 2019

J. Word Properties, LLC, By: Jason Word, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason Word, 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 J. Word Properties, LLC, 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 J. Word Properties, LLC, as Managing Member.

Witness my hand and seal this 22nd day of March, 2019.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

