Karen Johnson Davidson County
Batch# 225481 DEEDWARR
05/03/2019 10:24:09 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190503-0041536

WARRANTY DEED

2019-1402

April G. Nichols Notary Public State of Tennessee Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2019.

(Affix Seal) Notary Public

My Commission Expires: Oct 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#:
Deonte Wilkerson and Kimberly Wilkerson 1410 Bellavista Boulevard Nashville, TN 37207	NEW OWNER	032-14-0-020.00

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 **Deonte Wilkerson and wife, Kimberly Wilkerson**, 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 for Davidson County, Tennessee, to which plat record is hereby made for a more complete description.

Being the same property conveyed to J Word Properties, LLC, by Warranty Deed from Tin Roof Restorations, Inc., dated December 20, 2018 and recorded January 02, 2019 in Instrument No. 20190102-0000183, said Register's Office.

Also being the same property previously conveyed to Tin Roof Restoration, Inc. by Warranty Deed from Jack Wooten, Jr., not individually, but as Personal Representative of the Estate of Nellie Grey Hill Wooten, deceased, dated August 31, 2018 and recorded September 05, 2018 in Instrument No. 20180905-0087656, said Register's Office.

Also being the same property previously conveyed to Jack Weair Wooten et ux Nell Wooten by Warranty Deed from Zack Creek Builders, Inc., dated July 30, 1976 and recorded August 05, 1976 in Book 5054, Page 356, said Register's Office.

( ) unimproved
This is (X) improved property know as 1410 Bellavista Boulevard, 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 19th day of April, 2019

J. Word Properties, 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 19th day of April, 2019.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County