Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Amy Thomas	New Owner	073-05-0
2314 Shadow Lane		GROUP
Nashville, Tennessee 37216		PARCEL 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Six Hundred Dollars and Zero Cents ($112,600.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, B & T Building Group, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Amy Thomas, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 22 on the Plan of Riverwood Heights Subdivision of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to B & T Building Group, LLC, a Tennessee limited liability company, by deed dated April 6, 2005, from Mary M. Holland, a single person, of record as Instrument No. 20050412-0040162 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 02/22/06 10:21 2 pgs
Fees:13.00 Taxes:416.62
20060222-0020548

This is:

unimproved ☐

improved ☒ property known as 2314 Shadow Lane, Nashville, Tennessee 37216

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, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 10th day of February, 2006.

B & T Building Group, LLC

By: _____
Randy Tobitt, Member

By: _____
Jason S. Browning, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, Randy Tobitt and Jason S. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole Members of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the sole Members.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February, 2006.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY