WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/08 09:42 2 pgs
Fees:13.00 Taxes:740.00

20080523-0052924

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soluzioni, Inc.		MAP 118-050
(NAME)	(NAME)	
165 Brookcastle Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	PARCEL 014.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Myles Owens, III, a 50% undivided interest and Chandra Harris as to a 40% undivided interest of the 50% tenant in common interest of Dora Childs; Margie Inman a 30% undivided interest of the 50% tenant in common interest of Dora Childs, and Sebra Owens a 30% undivided interest of the 50% tenant in common interest of Dora Childs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soluzioni, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 55 feet of Lot No. 183 on the plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 183 fronts 55 feet on the westerly side of Granny White Pike and runs back between parallel lines, with the southerly margin of Ferguson Avenue, 150 feet to an alley.

Being the same property conveyed to Miles Owen and wife, Dora Owen by deed dated 11/10/1967 and filed for record in Book 4188, Page 451, the said Miles Owen having predeceased the said Dora Owen and Dora Owen having since died, leaving said property to her heirs at law, Myles Owens, III as to a 50% undivided interest and Dora Owen Childs as to a 50% undivided interest. Dora Owen Childs having since died leaving her Last Will and Testament and having been filed in Volume No. 5750-1756296, Probate Court Clerk's Office for Davidson County, Tennessee. Further conveyed by Executor Quitclaim Deed from Chandra Harris and Margie Inman, as Co-Executors of the Estate of Dora Owen Childs to Chandra Harris as to a 40% undivided interest of the 50% tenant in common interest of Dora Childs, to Margie Inman a 30% undivided interest of the 50% tenant in common interest of Dora Childs, and to Sebra Owens a 30% undivided interest of the 50% tenant in common interest of Dora Childs. (See Affidavit of Heirship in Instrument No. 20080426-0043348, R.O.D.C.)

Subject to all matters as shown on plan of record in Book 332, Page 10, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3201 Granny White Pike, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21 day of May, 2008.

Sebra Owens

Myles Owens, III

Chandra Harris

Margie Inman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Chandra Harris and Margie Inman and Sebra Owens and Myles Owens, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21 day of May, 2008.
Commission expires: October 26, 2008

Shanna Ray

Shanna Ray Notary Public

