File No. 20090076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 7-3-12

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Niedzwiecki	F & M Bank	83-2-155
(NAME)	(NAME)	
1610 Sharpe Avenue	100 Bluegrass Commons	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Eric Yarbrough, Member and Giles Ritchie, Member of Solid Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Niedzwiecki and wife, Megan E. Streams, 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:

Land in Davidson County, Tennessee, being the easterly 75 feet of the westerly 150 feet of Lot No. 12 of Block "B" on the plan of the subdivision of Weakley Home Place as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Weakley Avenue 275 feet easterly from Porter Avenue or Sixteenth Street, said point of beginning being the northeast corner of the property conveyed by Frank Swint and wife, to George M. Gaddy and wife, by deed of record in Book 796, page 10, Register's Office for said County. Thence easterly with said margin of Weakley Avenue 75 feet; thence southerly 260 feet to the line between Lots Nos. 12 and 14, Block "B" on said Plat. Thence westerly with the line between the said lots 75 feet, more or less, to the southeast corner of said property conveyed to said Gaddy and wife; thence with their easterly line northerly 270 feet, more or less, to the beginning.

Being the same property conveyed to Cornerstone Investments, Inc. by Successor Trustee's Deed from Daniel L. Wischhof, Successor Trustee, dated May 22, 2008 and recorded on May 22, 2008 in Instrument No. 20080522-0052741, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Solid Investments LLC, a Tennessee limited liability company by deed from Cornerstone Investments, Inc., a Tennessee corporation, dated August 4, 2008 and recorded on August 6, 2008 in Instrument No. 20080806-0080942, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1610 Sharpe Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090038970 DEEDWARR
Recvd: 06/11/09 11:30 2 pgs
Fees:13.00 Taxes:850.63
20090611-0054282

File No. 20090076

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 my hand this 29th day of May, 2009.

Solid Investments LLC

By: _____
Jiles Estle Ritchie, Member

Attest: _____
Eric Gerald Yarbrough, Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jiles Estle Ritchie and Eric Gerald Yarbrough with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Member(s) of Solid Investments LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he/she/they as such Member(s) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jiles Estle Ritchie and Eric Gerald Yarbrough as such Member(s).

Witness my hand and official seal this 29th day of May, 2009.

Commission expires:

7-3-2012

_____
Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July