WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045142 DEEDWARR
Recvd: 07/26/11 11:03 2 pgs
Fees:13.00 Taxes:714.10
20110726-0057090

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

KAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2011.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A & W, LLC	New Owner	105-13-158.00
(NAME)	(NAME)	
8932 North Rasmussen	Same	
(ADDRESS)	(ADDRESS)	
Tucson, AZ 85742	Same	
(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, I, Evan Andrew Young Hackett, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A & W, LLC, An Arizona Limited Liability Company, 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 North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the Plan of McAlister Property and being a Subdivision of part of Lot No. 3 on the Plan of W.L. B. Lawrence Land of record in Plat Book 421, page 10 and Book 21, page 148, Register' s Office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

Being the same property conveyed to Andrew Young Hackett, unmarried, by deed of record in Instrument Number 20080915-0094073 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of McAlister Property and being a Subdivision of part of Lot No. 3 on the Plan of W.L. B. Lawrence Land of record in Plat Book 421, page 10 and Book 21, page 148, Register' s Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2109 10th Ave. South, 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 my hand this 22nd day of July, 2011.

Evan Andrew Young Hackett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evan Andrew Young Hackett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of July, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public