WARRANTY DEED 17502

BILL GARRETT, Davidson County
Trans:T20120021545 DEEDWARR
Recvd: 03/26/12 10:17 2 pgs
Fees:13.00 Taxes:407.00
20120326-0025275

STATE OF TENNESSEE
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$110,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/30/14
(AFFIX SEAL)

LUCINDA CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Regional Holding, LLC	Owner SAME	**062-13-0-068.00**
(NAME)	(NAME)	
5016 Speedale CT, Box 344 (ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174 (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, **Ruth Thweatt Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Regional Holding, LLC**, 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 Lot No. **5** on the Map of **George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract**, of record in Plat Book **843**, Page **101**, Register's Office for said County, to which reference is made for a more complete description

Said Lot No. 5 fronts 100 feet on the easterly side of Williams Ferry Road and runs back between lines 184 feet on the northerly line and 200 feet on the southerly line to the westerly margin of Hemlock Avenue, a broken line and measured 100 feet more or less thereon.

Being the same property conveyed to **Ruth Thweatt Davis** by deed of record in Book 1286, Page 42, Register's Office for **Davidson** County, Tennessee.

J.O. Davis having since died reference Affidavit of Heirship of record in Instrument No. 20070404-0040570, said Register's Office.

This instrument is executed on behalf of Ruth Thweatt Davis by Robert H. Cummings, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20111104-0086378, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1404 Hemlock Avenue, Nashville, TN 37216**
(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/our hand(s)** this **22nd day of March, 2012**.

Ruth Thweatt Davis by Robert H. Cummings, Jr.,
Attorney-if-Fact

State of Tennessee County of Rutherford

On this 22nd day of March, 2012 before me personally appeared Robert H. Cummings, Jr.,, the person who executed the foregoing instrument on behalf of Ruth Thweatt Davis, and acknowledged that he executed the same as the free act and deed of the said Ruth Thweatt Davis, through Power of Attorney granted him, by the said Ruth Thweatt Davis.

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expires:6/18/12