BILL GARRETT, Davidson County
Trans:T20130024863 DEEDWARR
Recvd: 03/27/13 13:45 2 pgs
Fees:13.00 Taxes:122.10
20130327-0030120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

William G. Wallis, Sr.
Affiant

Subscribed and sworn to before me, this 22ND DAY OF MARCH, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Wallis, Sr.	Same as new owner	09104004700
	(NAME)	
5209 Lake Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sadler Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William G. Wallis, Sr., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE SOUTH 48 FEET OF LOT NO. 3 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 25 AND 26, OF THE COUNTRY LANDS, BEING A SUBDIVISION OF PART OF LOT NO. 42 OF CLIFTON PLAN, OF RECORD IN BOOK 161, PAGE 169 (ERRONEOUSLY STATED AS BOOK 161, PAGE 149), REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT 3 FRONTS 48 FEET ON THE EAST SIDE OF 40TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SADLER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM LINDA SHYMLOCK AND DEBRA RICE OF RECORD BY INSTRUMENT NO. 20030219-0022256, REGISTER'S OFFICE OF DAVIDSON COUNTY, T

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1040 40th Ave., N, Nashville, TN 37215
(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, 2013.

WARRANTY DEED
(Continued)

Sadler Properties, LLC, a Tennessee limited liability

BY: Linda S. Shymlock Chief Manager
Linda S. Shymlock, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Linda S. Shymlock, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Sadler Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Sadler Properties, LLC, a Tennessee limited liability company.

Witness my hand and official seal, at office, on this the 22nd day of March, 2013.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072