BILL GARRETT, Davidson County
Trans:T20130072193 DEEDWARR
Recvd: 08/21/13 10:27 2 pgs
Fees:13.00 Taxes:381.10

20130821-0088055

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of August, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20130064

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
L and H Building Group	SAME	092.13-0-190.00
2434 Anson Lane		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Katrina Thomas**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **L and H Building Group**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 5 of Block 16 on the Plan of Charlotte Park Company Second Addition, as of record in Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot no. 5 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Katrina Thomas from Lorel E. Urns and Veronica W. Burns by Warranty Deed dated March 2, 2012 and recorded March 13, 2012 in Instrument #20120313-0021447, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3406 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 9th day of August, 2013

Katrina Thomas

Katrina Thomas

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Katrina Thomas , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 9th day of August, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY