BILL GARRETT, Davidson County
Trans:T20140011939 DEEDWARR
Recvd: 02/20/14 12:24 2 pgs
Fees:13.00 Taxes:27.75

20140220-0014610

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **7th** day of **February, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF W

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Savers LLC	Newowner	082·09·0·414
(NAME)	(NAME)	
311 Madison Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	, ,	
(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, I/WE, **Alan J. Wormer** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Property Savers LLC, a general partnership**, 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, TN being described as:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 6 on the Map of David T. McGavocks Plan of Lots of record in Book 10, Page 606 and 607, said Register's Office.

Said lot fronts 37.5 feet on the South side of Madison Street and runs back between parallel lines, along the east margin of an alley, 36 feet to a dead line.

Being all of the same property conveyed to Alan J. Wormer and Mary R. Wormer by warranty deed from The Hunter Group, Inc. dated October 2, 1995, of record in Book 9817, Page 892, Registers Office for Davidson County, Tennessee. The said Mary R. Wormer is deceased as of August 2, 2006 and the property was conveyed to Alan J. Wormer by tenants of entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☑
This is improved ☐ property, known as 311 Madison Street, Nashville, TN 37208

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, has 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 our hands this **7th** day of **February, 2014**

Alan J. Wormer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alan J. Wormer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **February, 2014**

Notary Public

My commission expires: 8/29/2016

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122