BILL GARRETT, Davidson County
Trans: T20140045832 DEEDWARR
Recvd: 06/27/14 10:44 2 pgs
Fees: 13.00 Taxes: 155.40
20140627-0056428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/2/15

(AFFIX SEAL)

AIMEE DENISE BOOBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIOLA, LLC	Same as new owner	05316000500
	(NAME)	
12103 Ambience Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 David W. Whitaker, Individually and David W. Whitaker, Executor, hereinafter called the Granters, have bargained and sold, and by these presents do transfer and convey unto VIOLA, LLC, 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:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE UNRECORDED PLAN OF HAYS SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, MAY 4TH, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF HADLEY BEND ROAD AT THE COMMON CORNER OF LOTS NO. 4 AND 5, SAID BEGINNING POINT BEING 1274.6 FEET SOUTH OF THE SOUTH LINE OF THE T.C.R.R. COMPANY RIGHT-OF-WAY; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 4 AND 5, WESTWARDLY 350 FEET TO THE NORTHWEST CORNER OF LOT NO. 5; THENCE WITH THE WEST LINE OF SAID LOT, SOUTHWARDLY 60 FEET TO THE CORNER OF LOTS NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 350 FEET TO THE WESTERLY MARGIN OF HADLEY BEND ROAD; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTHWARDLY 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MANUEL REINGOLD AND WIFE, LINDA REINGOLD BY DEED FROM VELMA HALL HICKS, JAMES W. HICKS, AND BILLY WEST, OF RECORD IN BOOK 4960, PAGE 294, AND RE-RECORDED IN BOOK 6483, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MANUEL REINGOLD DIED IN JUNE, 1987 SURVIVED BY LINDA REINGOLD. LINDA REINGOLD SUBSEQUENTLY DIED, UNMARRIED AND TESTATE. HER WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 13P-1302, DEVISED SAID PROPERTY TO DAVID W. WHITAKER.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 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 210 Pitts Avenue, Old Hickory, TN 37138
(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

WARRANTY DEED
(Continued)

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 20th day of June, 2014.

David W. Whitaker, Executor

David W. Whitaker, Individually

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Whitaker, Individually and David W. Whitaker, Executor, the herein bargainor(s), 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, this the 20 th day of June, 2014.

Aimee Denise Bobbitt
Notary Public

My Commission Expires: 5/5/2015

(SEAL)

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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