WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140050075 DEEDWARR
Recvd: 07/14/14 12:56 2 pgs
Fees: 13.00 Taxes: 740.37

20140714-0061784

STATE OF TENNESSEE
COUNTY OF WILLAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,100.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day OF JULY 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

My Commission Expires NOV. 6, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian A. Skotte	"New Owners" I SERVE Residential Lending	07116006500
(NAME)	(NAME)	
1412 Montgomery Avenue	13520 Evening Creek Dr. N #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, True Son Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ian A. Skotte and wife, Emily A. Skotte, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being shown as Lot No. 1 on the revised plan of William & Hayes Company Belle View Plan "E", revision of the Northerly portion of Lot No. 13, as of record in Book 4595, Page 5, Register's Office Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the Westerly side of Montgomery Avenue, And runs back between parallel lines 130 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Elco Mays and wife, Doris Jean Mays by Installment Deed from Lyndal Roberts and wife, Margaret D. Roberts, recorded on the 25th day of May, 1977 in Book 5151, Page 208, in the Register's Office of Davidson County, Tennessee. Doris Jean Mays passed away on August 13, 1999, and had remained married to Elco Mays, without intervening legal separation or divorce, from the time of acquisition of this property until her passing, therefore vesting title in Elco Mays as surviving tenants by the entirety.

Note: This land is subject to a 10 foot Public Utility easement and drainage easement across the rear lot line.

Being the same property conveyed to True Son Properties, LLC a Tennessee Limited Liability Company by Warranty Deed from Elco Mays, recorded on the 31st day of October, 2013 in Instrument No. 20131031-0113112, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1412 Montgomery Avenue, Nashville, TN 37207
(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 hand this 2nd day of July, 2014.

True Son Properties, LLC
By: _____

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~WILLAMSON~~ MARION

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mitchell Fenn, with whom I am personally acquainted, and who, upon oath, acknowledged to be the Managing Member of **True Son Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that as such Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by as such Managing Member.

WITNESS my hand and seal this 2nd day of July, 2014.

My Commission Expires:
3/8/2016

Notary Public

CHRISTINA MORRIS
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXPIRES: March 8, 2016