# WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$167,500.00.**

Paige Thurman
Affiant

Subscribed and sworn to before me this 5 day of August, 2014

Notary Public
My Commission expires 6-11-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Edward J. Cass | New Owner | 090-12-0-330.00 |
| 549 Annex Avenue | | |
| Nashville, TN 37209 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **D & H Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward J. Cass, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, Register's Office for said County.**

**Being the same property conveyed to D & H Investments, LLC, from Gary W. Wilson and wife, Claudia S. Wilson, by deed on October 9, 2013, of record in Instrument Number 20131014-0107460, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3963, Page 586, Register's Office for Davidson County, Tennessee.

This is improved property known as: **549 Annex Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 5, 2014.

**D & H Investments, LLC**

**By J. Kevin Hughart**

**By Mike Dillon**

BILL GARRETT, Davidson County
Trans:T20140057595 DEEDWARR
Recvd: 08/06/14 15:59 2 pgs
Fees:13.00 Taxes:619.75
20140806-0070938

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of August, 2014, before me, appeared J. Kevin Hughart and Mike Dillon to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the Managing Members of D&H Investments, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said J. Kevin Hughart and Mike Dillon acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY