#8805

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon Brent	Pinnacle Bank	095-05-0A/062.00
(NAME)	(NAME)	
2108 Farley Place	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **S & P Associates, LLC, a Nevada Limited Liability Company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Damon Brent, unmarried** 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:

Being Lot No. 62 on the Plan of Belle Acres Subdivision, Section 1, as shown by plat of record in Plat Book 5200, page 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to S & P Associates, LLC by Quitclaim Deed from Lee A. Cohen, Trustee, dated October 14, 2008 and filed for record October 14, 2008 in Instrument No. 20081014-0103571 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing of record in Plat Book 5200, page 144, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 2108 Farley Place, Nashville, TN 37210
(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.

BILL GARRETT, Davidson County
Trans: T20140071467 DEEDWARR
Recvd: 09/24/14 09:40 2 pgs
Fees: 13.00 Taxes: 451.40
20140924-0087662

Witness my hand this 18th day of September 2014.

S & P Associates, LLC a Nevada Limited Liability Company

By: Wendell S Seeds MANAGER

Wendell Scott Seeds
Its; Manager

STATE OF California
COUNTY OF Alameda

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Wendell Scott Seeds, with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the manager of S & P Associates, LLC the within named bargainer, a Nevada Limited Liability Company and that he as such manager being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such member

Witness my hand and official seal this 17th day of September 2014.

Commission expires:
Aug. 12, 2016

Charo Florendo
Notary Public

CHARO FLORENDO
COMM. # 1987869
NOTARY PUBLIC-CALIFORNIA
SOLANO COUNTY
My Comm. Expires AUG. 12, 2016