WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140076761 DEEDWARR
Recvd: 10/10/14 10:33 2 pgs
Fees: 13.00 Taxes: 1151.63
20141010-0094114

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2014.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Hall	"New Owner"	10408035900
(NAME)	(NAME)	
1717 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, 1717 Villa Place, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marshall Hall, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
Being part of Lot No. 66 in O. B. Hayes' Plan of large lots called Rokeby as of record in Book 21, Page 87, Register's Office for said County, described, as follows:

Beginning in the center of Villa Street, extended, 80 feet Southerly from the corner of Lots Nos. 60 and 66, thence with the center of said Street, Southerly 50 feet; thence parallel with the line between said two lots, Westerly 161 1/2 feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley, Northerly 50 feet; thence Easterly 161 1/2 feet, more or less, to the beginning, being 50 feet off of the South side of the lot of land conveyed to W. M. Schardt, by deed of record in Book No. 600, Page 490, said Register's Office, the South line of said lot being 150 1/2 feet Northerly from the Northerly margin of Belcourt Avenue.

Being the same property conveyed to 1717 Villa Place, LLC by Quitclaim Deed from DAO Investments, LLC, recorded on the 9th day of April, 2014 in Instrument No. 20140409-0029493, 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 1717 Villa Place, Nashville, TN 37212
(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 1st day of October, 2014.

1717 Villa Place, LLC
By:_____
Stephen Finlay, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen Finlay, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of 1717 Villa Place, LLC, the within named bargainor, a limited liability company, and that he as such President 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 President.

Witness my hand and seal this 1st day of October, 2014.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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