

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $179,377.00. Ashley Kiss

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2015.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
A & J Southern Investments LLC	**New Owner**	**147 05 0 054.00**
1650 Old Hillsboro Road		Davidson County DEEDWARR Recvd: 03/11/15 11:26 3 pgs Fees:18.00 Taxes:663.69 **20150311-0020799**
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda Marie Welch, Co-executor and William Bryan Sweeney, Co-Executor of the Estate of Nell Alsup Sweeney and individually as beneficiaries under the Will of Nell Alsup Sweeney

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A & J Southern Investments LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Revised Plan of Caldwell Hall Subdivision, Section 1 of record in Plat Book 2900, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. Lawrence Sweeney and wife, Nell A. Sweeney by Warranty deed from Joe Grubbs, Jr. and Maney C. Grubbs of record in Book 3166, page 231, Register's Office for Davidson County, Tennessee, dated December 30, 1960 and recorded on January 3, 1961.

W. Lawrence Sweeney and Nell A. Sweeney having since died. W. Lawrence Sweeney predeceased Nell A. Sweeny. Nell A. Sweeney devised the property to her children William Bryan Sweeney and Linda Marie Welch by her Will probated at Docket No. 14P1421 and appointed the said Linda Marie Welch and William Bryan Sweeney as Co-Executors.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4812 Danby Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF March 10, 2015:

Linda Marie Welch

Linda Marie Welch, Co-Executor, and individually, as beneficiary under the will of Nell Alsup Sweeney

William Bryan Sweeney

William Bryan Sweeney, Co-Executor, and individually, as beneficiary under the will of Nell Alsup Sweeney

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Linda Marie Welch and William Bryan Sweeney, Co-Executors of the Estate of Nell Alsup Sweeney,* the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of March, 2015.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

*and individually, as beneficiaries under the will of Nell Alsup Sweeney

20151089R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

