BILL GARRETT, Davidson County
Trans:T20150029918 DEEDWARR
Recvd: 04/21/15 09:42 2 pgs
Fees:13.00 Taxes:462.50
20150421-0035332

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RIBBON CUTTERS INC.	~~**CASH CLOSING**~~ NEW OWNER	**P/O 06107028400**
0 WINDING WAY		
NASHVILLE, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

WINDING WAY DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RIBBON CUTTERS INC.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF LOTS NOS. 10, 11 AND THE WESTERLY 40 FEET OF LOT NO. 12, BLOCK "A" ON THE PLAN OF SECTION NO. 1 OF JACKSON PARK, OF RECORD IN INSTRUMENT NO. 20150126-0007091, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WINDING WAY DEVELOPMENT, LLC, BY WARRANTY DEED FROM LARRY D. MCCLANAHAN AND BETTY M. MCCLANAHAN, MARRIED, DATED 02/12/2015 AND RECORDED ON 02/19/2015 IN INSTRUMENT NUMBER 20150219-0014407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LARRY D. MCCLANAHAN ET UX BETTY M. MCCLANAHAN, BY DEED FROM WILLIAM M. TRUAN, JR. ET UX MILA R. TRUAN, DATED 05/15/1981 AND RECORDED ON 05/18/1981 IN BOOK 5746, PAGE 434, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 0 WINDING WAY, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 17th day of April, 2015.

WINDING WAY DEVELOPMENT, LLC
BY: SEAN SHARIATI
ITS: MANAGING MEMBER

WINDING WAY DEVELOPMENT, LLC
BY: JEREMY M. RATHFON
ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SEAN SHARIATI AND JEREMY M. RATHFON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are MANAGING MEMBERS of WINDING WAY DEVELOPMENT, LLC and that he/they is/are authorized by WINDING WAY DEVELOPMENT, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of April, 2015.

Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY