WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056606 DEEDWARR
Recvd: 07/13/15 14:07 2 pgs
Fees:13.00 Taxes:425.50
20150713-0068037

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nola Homes, LLC	Nola Homes, LLC	061-06-0-110.00
(NAME)	(NAME)	
24007 Ventura Blvd #265	24007 Ventura Blvd #265	
(ADDRESS)	(ADDRESS)	
Calabasas, CA 91302	Calabasas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Christy Dawn Sands,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nola Homes, LLC,** 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 the northerly 50 feet of the westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

SAID Part of Lot 124 fronts 50 feet on the easterly margin of Edwards Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Christy Dawn Sands by Quitclaim Deed from Kelley Properties, L.L.C., dated 3/11/15 and recorded 3/12/15 in Instrument Number 20150312-0021248; and the same property previously conveyed to Kelley Properties, L.L.C., a Tennessee limited liability company, by Warranty Deed from Kercea T. Beckwith, single, dated 10/31/12 and recorded 11/1/12 in Instrument Number 20121101-0103000, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4214 Edwards Ave., Nashville, TN 37216
(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/our hands this 7th day of July, 2015.

Christy Dawn Sands

Christy Dawn Sands

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy Dawn Sands, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 7th day of July, 2015.

Rebecca Campbell

Notary Public
My Commission Expires: _____

File No.: 150267

