WARRANTY DEED

File #15314

BILL GARRETT, Davidson County
Trans:T20150058380 DEEDWARR
Recvd: 07/17/15 13:29 2 pgs
Fees:13.00 Taxes:1857.40
20150717-0070122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice A. Schweitzer	Same as New Owner	117-04-0O-002.00-CO
(NAME)	(NAME)	
1512 Kirkwood Avenue	224 Valley Bend Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37214	
(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, I, **A & C Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice A. Schweitzer and husband, Ronald W. Sanford,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at 1512 Kirkwood Townhomes, as the same is set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130712-0072465, as amended in Instrument No. 20150717-0070121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to A & C Investments, LLC, a Tennessee limited liability company by Warranty deed from Treemont Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130802-0081063 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 02, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1512 Kirkwood Avenue, 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 15th day of July, 2015.

A & C Investments, LLC, a Tennessee limited liability company

BY: _____
Justin Hicks, authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 15h day of July, 2015, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the authorized agent of A & C Investments, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said A & C Investments, LLC, a Tennessee limited liability company, and said officer acknowledged said instrument to be the free act of deed of said A & C Investments, LLC, a Tennessee limited liability company.

WITNESS my hand and seal, this the 15th day of July, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206