WARRANTY DEED

File #15513

BILL GARRETT, Davidson County
Trans: T20150086203 DEEDWARR
Recvd: 10/09/15 10:23 2 pgs
Fees: 13.00 Taxes: 1461.50
20151009-0103071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Atkinson	Suntrust Mortgage	
(NAME)	(NAME)	
417 B 35th Avenue N	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, **Ennyx TN, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Atkinson,** unmarried 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 417 35th Avenue North, attached as Exhibit "B" to the Master Deed of Homes at 417 35th Avenue North, of record in Instrument No. 20140820-0075609 , in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Ennyx TN, LLC by Warranty deed from Weslee M. Washington, married of record in Instrument No. 20140325-0024367 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 25, 2014.

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 417 B 35th Avenue N, Nashville, TN 37209

(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 2nd day of October, 2015.

Ennyx TN

BY: Julie Membrillo

Leslie Membrillo, authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of October, 2015, before me, appeared Leslie Membrillo, 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 Ennyx TN, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Ennyx TN, LLC, and said officer acknowledged said instrument to be the free act of deed of said Ennyx TN, LLC.

WITNESS my hand and seal, this the 2nd day of October, 2015.

Notary Public: _____

My commission expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

