BILL GARRETT, Davidson County
Trans:T20150089685 DEEDWARR
Recvd: 10/21/15 12:08 2 pgs
Fees:13.00 Taxes:1590.63
20151021-0107054

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2013

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Greene & Young Enterprises, LLC 208 Ashlawn Ct. Florence, AL 35634	NEW OWNER	092 04 0 290.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $429,900.00

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Linda R Myers, unmarried, and April L Midgette, unmarried, as tenants in common with a rights of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Greene & Young Enterprises, LLC, an Alabama Limited Liability Company,** 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 Southerly half of Lot No. 21 on the plan of Holt's Addition to Nashville, of record in Book 21, page 33, in the Register's Office for Davidson County, Tennessee.

Said Southerly half of Lot No. 21 fronts 25 feet on the Westerly side of Warren side of Warren, formerly Holt Street, and runs back between parallel lines 136 feet, more or less, to an alley.

Being the same property conveyed to Linda R. Myers, an unmarried woman by Warranty Deed from Michael Ray, dated November 22, 2013, recorded December 3, 2013, of record in Instrument No. 20131203-0122960, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Linda R. Myers, unmarried and April L. Midgette, unmarried, as tenants in common with a right of survivorship by Quitclaim Deed by and through Linda R. Myers, an unmarried woman and Leslie Garside, Trustee, dated November 22, 2013, recorded December 10, 2013, of record in Instrument No. 20131210-0125179, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **911 Warren Street, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2015 have been paid at closing. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **October, 2015.**

GRANTOR(S)

Linda R Myers

April L Midgette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda R Myers and April L Midgette** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **October, 2015.**



Notary Public
My Commission Expires: 8/23/2016