#32750

NEW OWNER:

Rosemary M. Dinkins
4111 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1200

Map 116 Group 16-0 Parcel 124.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 12/16/15 14:04 4 pgs
Fees:23.00 Taxes:5513.00
20151216-0126598

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Ninety Thousand and 00/100 Dollars** (**$1,490,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **904 CADILLAC, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROSEMARY M. DINKINS, a married woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Part I, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for County.

Said Lot No. 50 fronts 100 feet on the westerly side of Wallace Lane, formerly Vail Avenue, and extends back 227.2 feet on the northerly line and 223.5 feet on the southerly line to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to 904 Cadillac, LLC, a Tennessee limited liability company, by Warranty Deed from Shawn D. Binkley, unmarried, dated August 11, 2014, and of record in Instrument No. 20140912-0083741, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4111 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **December, 2015.**

904 CADILLAC, LLC, a Tennessee limited liability company

NATHAN LYONS, MEMBER

RYAN MILLER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **NATHAN LYONS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the MEMBER of **904 CADILLAC, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company for the purposes therein contained by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **December, 2015.**

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RYAN MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the MEMBER of **904 CADILLAC, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company for the purposes therein contained by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **December, 2015**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **1,490,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **December, 2015**.

NOTARY PUBLIC

My commission expires: EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

