BILL GARRETT, Davidson County
Trans:T20150108403 DEEDWARR
Recvd: 12/23/15 09:57 2 pgs
Fees:13.00 Taxes:321.90
20151223-0129106

WARRANTY DEED

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ COUNTY OF DAVIDSON
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of Dec, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-16-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Adeel and Sams Rentals, LLC	New Owner	071 02 0 049.00
(NAME)	(NAME)	
P.O. Box 4019		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Seven Thousand And No/100 Dollars ($87,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WD Properties, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adeel and Sams Rentals, 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:

Being Lot No. 19 on the Map of E.C. Scrugg's First Avondale Plan of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Darrell E. Watson Jr., Married and Jason B. Danner, Married as Tenants in Common by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. dated February 10, 2010 and recorded February 12, 2010 as Instrument No. 20100212-0011004, in said Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to WD Properties, Inc. by Quit Claim Deed from Darrell E. Watson, Jr., a married man, and Jason B. Danner, a married man dated March 29, 2012 and recorded April 5, 2012 as Instrument No. 20120405-0029384, in said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-155858

unimproved ☐

This is improved ☒ property, known as 1218 Avondale Circle, Nashville, TN 37207

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, has 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 our hands this 15th day of December 2015

WD Properties, Inc.

BY: _____
Darrell Everett Watson, Jr.

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darrell Everett Watson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of WD Properties, Inc., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal, this the 15th of December, 2015.

_____
Notary Public

My Commission Expires: 4-16-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-155858