Davidson County DEEDWARR Recvd: 01/08/16 15:42 3 pgs Fees:18.00 Taxes:129.50 **20160108-0002259**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00 Affiant Subscribed and sworn to before me, this 8th DAY OF January, 2016. Notary Public MY COMMISSION EXPIRES: 10.12.19 (AFFIX SEAL)

WARRANTY DEED

ZR15-0000

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Awesome Ave, LLC	Awesome Ave, LLC	
1208 Gartland Avenue	(NAME) 1208 Gartland Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	049-375.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY A. DAMON AND CYNTHIA D. DAMON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AWESOME AVE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J. D. Damon Lot, of record in Instrument No. 20050826-0102690, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jeffrey A. Damon and Cynthia D. Damon, husband and wife by Warranty Deed from Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Charles F. Sanders Family Trust, of record in Instrument No. 20040629-0076946, Register's Office for Davidson County, Tennessee, dated June 22, 2004 and recorded on June 29, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20050826-0102690, Instrument No. 20040615-0070810, Instrument No. 20150205-0010776, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 0 Knight Drive, Whites Creek, Tennessee 37189
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of January, 2016.

Jeffrey A. Damon

Cynthia D. Damon

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of January, 2016, before me personally appeared Jeffrey A. Damon and Cynthia D. Damon, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY