**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20160019799 DEEDWARR
Recvd: 03/10/16 13:47 2 pgs
Fees:13.00 Taxes:2356.90

20160310-0023114

File No. 0001634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-18
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Damon Kreth, *et ux.* | New Owner | 10304048300 |
| (NAME) | (NAME) | |
| 4513 Utah Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37209 | | |
| (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, **Laodice, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damon Kreth and Heather Kreth, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2, Final Plat, Re-Subdivision of Lots 1, 2 & 3 on the Plan of Re-Subdivision of the North Half of Block 12, Sylvan Park Plan of record in Plat at Instrument No. 20141223-0117195, 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 Laodice, LLC, a Tennessee limited liability company by Warranty deed from Kevin Fowler, a single man of record in Instrument No. 20121116-0106165 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 16, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties 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 4513 Utah Avenue, 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 9th day of March, 2016.

**Laodice, LLC**

**By: Andrew Stone, authorized representative**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Andrew Stone, 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 authorized representative of Laodice, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized representative executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized representative.

Witness my hand this 9th day of March, 2016.

Notary Public

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste. 203A
Nashville, TN 37215