WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160028403 DEEDWARR
Recvd: 04/07/16 13:49 2 pgs
Fees:13.00 Taxes:1239.50
20160407-0033500

File No. 0001710

Davidson County Julie Hamilton State of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017
(AFFIX SEAL)

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
Robert Landry	Robert and Sandra Landry	072143F 00100CO
(NAME)	(NAME)	
1512 A Straightway Avenue	105 Sheffield Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Cookeville TN 38506	
(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, **A & N Investments, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Landry and Sandra Landry, 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 Unit A on the Plan of Townhomes at 1512 Straightway Avenue of record in Declaration of Covenants, Conditions and Restrictions for Townhomes at 1512 Straightway Avenue, a Horizontal Property Regime with Private Elements at Instrument No. 20150722-0072030, Amended in Instrument No. 20151001-0099607, Plan appearing on Exhibit B to said Amendment, 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 A & N Investments, LLC, a Tennessee limited liability company by warranty deed from Urban Dwell Homes, LP, A Tennessee limited partnership of record in Instrument No. 20150611-0055407 Register's Office for Davidson County, Tennessee, dated 06/10/2015 and recorded on 06/11/2015.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee limited partnership by warranty deed from Tammy R. Raymer, now known as Tammy R. Boyd, and husband, Lucius Boyd of record in Instrument No. 20150610-0054772 Register's Office for Davidson County, Tennessee, dated 06/10/2015 and recorded on 06/10/2015.

Being a portion of the same property conveyed to Tammy R. Raymer by warranty deed from Robert Herald Herrman of record in Instrument No. 20010522-0053026 Register's Office for Davidson County, Tennessee, dated 05/17/2001 and recorded on 05/22/2001.

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 1512 A Straightway Avenue, Nashville, TN 37206

(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 6th day of April, 2016.

A&N Investments, LLC

Brian E. Molnar
Its: Sole member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brian E. Molnar, 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 Sole Member of A & N Investments, a Tennessee limited liablilty company, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Sole Member.

Witness my hand this 6th day of April, 2016.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206