BILL GARRETT, Davidson County
Trans: T20160036532 DEEDWARR
Recvd: 05/03/16 10:53 2 pgs
Fees: 13.00 Taxes: 499.50

20160503-0043367

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Israel Holliday	New Owner	061-15-0-347-00
2000 Cain Hollow Court		
Franklin, TN 37067		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ultra Home Solutions, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Israel Holliday,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. the northerly or rear 50 feet of Lots 292 and 293, on the Plan of Inglewood Place (erroneously referenced as Englewood Place in prior Deed) of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said northerly part of Lots numbers 292 and 292 fronts 50 feet on the westerly side of Katherine Street and runs back between parallel lines 200 feet to the east line of Lot No. 294.

Being the same property conveyed to Ultra Home Solutions, LLC, a Tennessee limited liablity company, by Warranty Deed from Mishra Investments, LLC, recorded on May 3, 2016 in Instrument Number 20160503-0043366, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radhakanta Mishra and wife, Gita Mishra by Installment deed from Kenneth Dale Moore, SR, of record in Book 7468, page 794, Register's Office for Davidson County, Tennessee, dated February 10, 1988 and recorded on February 12, 1988.

Being a portion of the same property conveyed to Mishra Investments, LLC, by Quitclaim deed from Radhakanta Mishra and wife, Gita Mishra (Radhakanta Mishra being one in the same person as R. K. Mishra), individually and d/b/a R & V Enterprises of record in Book 10502, page 155 Register's Office for Davidson County, Tennessee, dated June 19, 1997 and recorded on June 23, 1997.

This property is improved property known as **3803 Katherine Street, Nashville, TN, 37216.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of April, 2016.

Ultra Home Solutions, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Ultra Home Solutions, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 29th day of April, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016044389

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON