BILL GARRETT, Davidson County
Trans:T20160036537 DEEDWARR
Recvd: 05/03/16 10:57 2 pgs
Fees:13.00 Taxes:462.50

20160503-0043378

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 $125,000.00

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 2000 Cain Hollow Court Franklin, TN 37067	New Owner	061-15-0-288-00

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. 44 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 144.8 feet on the westerly side of Baxter Street and runs back 225 feet on the southerly line and 226.3 feet on the northerly line, with the southerly margin of Oak Street, to the easterly line of Lot No. 65, measuring 121 feet thereon.

INCLUDED in the above description, but expressly EXCLUDED therefrom, is that part of the property conveyed to John D. Simpson, Sr. and wife, by deed from Guy R. Burgett and wife, of record in Book 3071, page 579, said Register's Office, described as follows:

BEGINNING at a point in the southwest corner of Baxter Avenue and Oak Street, thence in a generally westerly direction 153.8 feet to a point; thence in a generally southerly direction 127.9 feet to a point; thence in a generally easterly direction 150 feet to a point in the westerly margin of Baxter Avenue; thence in a generally northerly direction with the west margin of Baxter Avenue 144.8 feet to the point of beginning.

Being the same property conveyed to Ultra Home Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Mishra Investments, LLC, recorded on May 3, 2016 in Instrument Number 20160503-0043378, Register's Office for Davidson County, Tennessee.

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 and 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 06/19/1997 and recorded on 06/23/1997. (Value or consideration as shown in aforementioned deed $0.)

This property is improved property known as **906 Oak 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 421, Page 174, 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

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: 2016044388

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON