BILL GARRETT, Davidson County
Trans:T20160046557 DEEDWARR
Recvd: 06/02/16 13:30 2 pgs
Fees:13.00 Taxes:296.00
20160602-0055673

This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**212 Oceola Avenue**
**Nashville, TN 37209**
**(615) 829-5190**

File No.: **16-1170**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **5/26/2016**, by and between **Advantage Holdings, LLC**, parties of the first part, and **Mending Hearts**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the southerly 18 feet of the east 90 feet of Lot No. 26 and the northerly 32 feet of the east 90 feet of Lot No. 27 on the Map of Finegan's Subdivision of Lot No. 6 on the Plan of Clifton, as of record in Book 161, page 80, Register's Office for said County.

Said parts of Lots 26 and 27 front 50 feet on the west side of 43rd Avenue, North and runs back between parallel lines 90 feet to a dead line.

Being the same property conveyed to Advantage Holdings, LLC by deed from Leland D. Watts, married, dated 03/31/2014, of record in Instrument Number 20140407-0029057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **09108023900**
☒ Improved **929 43rd Avenue North, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Johnny Darren Wilmoth - member

Advantage Holdings, LLC
By: Johnny Darren Wilmoth, Member

Harold D Plemons - MEMBER

Advantage Holdings, LLC
By: Harold D. Plemons, Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Johnny Darren Wilmoth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Member of Advantage Holdings, LLC** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 26th day of May, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Harold D. Plemons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Member of Advantage Holdings, LLC** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 26th day of May, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Mending Hearts**

and Address: **929 43rd Avenue North, Nashville, TN 37209**

Mail tax bills to

**Avenue Bank**
**111 10th Avenue South, Suite 200**
**Nashville, TN 37203**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$80,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day of May, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-2020

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM