Warranty Deed

BILL GARRETT, Davidson County Trans:T20160046684 DEEDWARR Recvd: 06/02/16 15:18 2 pgs Fees:13.00 Taxes:3163.50 20160602-0055820	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $855,000.00. Affiant Subscribed and sworn to before me, this the 31st. day of May, 2016. Notary Public My commission expires: 10.12.19

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Autumn Andrady	New Owner	
2111 White Avenue	754 Benton Ave	105-14-0-303.00
Nashville, TN 37204-2243	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INDIGO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUTUMN ANDRADY, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots Nos. 4, 5 and 6, Block 14, on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, 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 the same property conveyed to J. Miller Enterprises LLC, a Tennessee Limited Liability Company by Warranty deed from David Mason Wimberly and wife, Jennifer Wimberly of record in Instrument No. 20130606-0057485 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 06, 2013.

Being the same property conveyed to Indigo Development, LLC, A Tennessee Limited Liability Company by Quit Claim deed from J. Miller Enterprises LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141205-0111907 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on December 05, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 2111 White Avenue, Nashville, TN 37204-2243.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2016.

Indigo Development, LLC

By: Lindsay L. Miller
Name: Lindsay L Miller
Title: Sole Member/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay L Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member/President of Indigo Development, LLC, A Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2016.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

