WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050963 DEEDWARR
Recvd: 06/16/16 09:09 2 pgs
Fees:13.00 Taxes:476.42
20160616-0060905

File No. 0001811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,762.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Katie J. Aeschilman, *et al.*	Same as New Owner	059-15-0-082-00
(NAME)	(NAME)	
736 Vanderhorst Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(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, **Enchanted Developments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Katie J. Aeschilman, an unmarried woman, and Michael Ruth, an unmarried man,** tenants in common w/ right of survivorship, 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 Lot No. 136 on the Plan of Haynes Manor Section 1, of record in Plat Book 3600, Page 85, 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 Willie B. Davis and wife, Takaka Davis by Warranty deed from Capital City Mortgage Company of record in Book 4107, page 453, Register's Office for Davidson County, Tennessee, dated February 16, 1967 and recorded on March 02, 1967.

Being the same property conveyed to Enchanted Developments LLC, a Tennessee limited liability company by Special Warranty deed from Peggy D. Mathes, Administrator of the Estate of Patrick T. Davis, a/k/a Patrick Takashi Davis, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-622, of record in Instrument No. 20151208-0123448 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

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 736 Vanderhorst Drive, Nashville, TN 37207

(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 13th day of June, 2016.

Enchanted Developments, LLC

By: Lisa Frazier, sole member & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lisa Frazier, 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 President & sole member of Enchanted Developments, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such President & sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as President & sole member.

Witness my hand this 13th day of June, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206