BILL GARRETT, Davidson County
Trans:T20160062637 DEEDWARR
Recvd: 07/21/16 08:57 2 pgs
Fees:13.00 Taxes:740.00
20160721-0074982

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$200,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 082
Hyde Group LLC	New Owner	GROUP 03 0
1805 Elliott Ave.		PARCEL 276.00
Nashville, Tennessee 37203		

For and in 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, we,

Dan Heichelbech, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hyde Group, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 9 on the Map of Crutcher Bros. Plan of Lots, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the easterly margin of Meridian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to DAN HEICHELBECH by deed from ERIC SOX, a married man AND GEORGE BRANDT, a married man, dated April 29, 2016, of record in Instrument No 20160429-0041956, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1117 Meridian St, Nashville, Tennessee 37207**.

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 and official seal at office this 19th day of July, 2016.

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027