BILL GARRETT, Davidson County
Trans:T20160067559 DEEDWARR
Recvd: 08/04/16 15:54 2 pgs
Fees:13.00 Taxes:402.56
20160804-0081129

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,800.00.

Affiant

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

Notary Public

My commission expires 7-2-18

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:
ENERGI Homes, GP	New Owner	
513 S. 13th Street		09402021200
Nashville, TN 37206		

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, **TERRAFIRMA88, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENERGI HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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 the southerly 68 feet of the northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 15 fronts 68 feet on the easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being a portion of the same property conveyed to Thomas Anthony Brown by Warranty Deed from Tiffany Lee Patterson, unmarried, Devisee under the Last Will of Phillip Sanders Sneed, of record in Instrument No. 20090106-0001408, Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on January 6, 2009.

Being the same property conveyed to 2J, LLC, a Tennessee limited liability company by Warranty Deed from Thomas Anthony Brown, unmarried, of record in Instrument No. 20141001-0090778, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

Being the same property conveyed to Terrafirma88, LLC, a Tennessee Limited Liability Company by Warranty Deed from 2J, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150511-0043081, Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 11, 2015.

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 known as 603 South 20th Street, Nashville, TN 37206.

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 26th day of July, 2016.

Terrafirma88, LLC

By:_____
Name: David Binkley
Title: Sole Member

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 David Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Terrafirma88, LLC, a Tennessee Limited Liability Company, and that he, 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 26th day of July, 2016.

Meredith Malloy
Notary Public

My Commission Expires:

