Davidson County DEEDWARR
Recvd: 08/24/16 10:47 2 pgs
Fees:13.00 Taxes:518.00
20160824-0088536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 01/29/2020

(AFFIX SEAL)

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

3-19-17

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
National Home Buyers Group, LLC	National Home Buyers Group, LLC	108 16 0 282.00
(NAME)	(NAME)	
15180 Old Hickory Blvd., Apt 116	15180 Old Hickory Blvd., Apt 116	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Happy Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **National Home Buyers Group, LLC, a Tennessee Limted Liability Company**, hereinafter called the Grantee, its successors 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 77B, a Zone Lot Division of Lots 8, 75, 76, 77 and 78 on the Plan of Lakeview Hills Subdivision, Section 4 of record in Plat Book 6250,Page 533, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Happy Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Takilya Davis, a single woman dated January 8, 2016 and recorded January 13, 2016 as Instrument No. 201601130003650, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3107 Priest Woods Drive, Nashville, TN 37214

File Number: MFR-164999FC

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, has 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 our hands this 18th day of August, 2016.

Happy Homes, LLC

BY: _____

William Sugg
Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Sugg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Happy Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

_____
Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Shelly M Smith

Commission Expires
4-24-2018

File Number: MFR-164999FC