BILL GARRETT, Davidson County
Trans:T20160079808 DEEDWARR
Recvd: 09/12/16 15:07 2 pgs
Fees:13.00 Taxes:129.50
20160912-0095796

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $35,000.00 Affiant Subscribed and sworn to before me, this the 6th day of September, 2016. Notary Public My commission expires: 7.3.17

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:
Real Results Unlimited, Inc.		
806 28th Avenue North	NEW OWNERS	092-06-0-422.00
Nashville, TN 37208-3600		

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, **CLARICE DOUGLAS RANKINS AND STEVEN DOUGLAS, DEVISEES UNDER THE WILL OF EMMA LEE DOUGLAS AKA EMMA DOUGLAS ROUNDTREE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REAL RESULTS UNLIMITED, INC., A FLORIDA CORPORATION,** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being the Northerly 30 feet of the Westerly 88 feet of lot No. 3 on the Map of Lapsley Subdivision of part of lot No. 17 of the Boyd McNairy Addition, as of record in Book 57, Page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the Easterly side of 28th Avenue, North and runs back between parallel lines along the South line of lot No. 4, 88 feet to a 10 foot proposed alley.

Being the same property conveyed to Will Douglas and wife, Emma Lee Douglas by Installment deed from Etheris Bradley of record in Book 2652, page 352, Register's Office for Davidson County, Tennessee, dated June 21, 1957 and recorded on July 03, 1957.

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 806 28th Avenue North, Nashville, TN 37208-3600.

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 6th day of September, 2016.

Clarice Douglas Rankins

Steven Douglas by Clarice Douglas Rankins his attorney-in-fact

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 Clarice Douglas Rankins, individually and as attorney in fact for Steven Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of September, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017