BILL GARRETT, Davidson County
Trans:T20160094614 DEEDWARR
Recvd: 10/26/16 12:43 2 pgs
Fees:13.00 Taxes:480.63
20161026-0113222

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1344**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/24/2016**, by and between **Rightway Properties Plus, LLC**, parties of the first part, and **Michael Bartholomew, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 156, BORDEAUX HILLS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 4, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 156 FRONTS 75 FEET ON THE EASTERLY SIDE OF LAGRANGE DRIVE AND EXTENDS BACK 125.44 FEET ON THE NORTHERLY LINES AND 144.55 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 43.66 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO RIGHTWAY PROPERTIES PLUS, LLC BY QUIT CLAIM DEED FROM BRIAN V. WATKINS, RECORDED ON 02/17/2016 IN INSTRUMENT 20160217-0015121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **80-8-183.00**
☒ Improved **3240 LaGrange Drive, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Managing Member

Rightway Properties Plus, LLC
By: Brian Watkins, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Brian Watkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Managing Member of Rightway Properties Plus, LLC.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 24th day of October, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Michael D Bartholomew**

and Address: **3240 LaGrange Drive, Nashville, TN 37218**

Mail tax bills to

Pinnacle Bank
PO Box 331678
Murfreesboro, TN 37133

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$129,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 24th day of October, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM