BILL GARRETT, Davidson County
Trans: T20160103573 DEEDWARR
Recvd: 11/23/16 09:13 2 pgs
Fees: 13.00 Taxes: 814.00
20161123-0123565

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Repair Doctors, LLC	Home Repair Doctors, LLC (NAME)	
3 Todgers Ct. (ADDRESS)	P O BOX 4019 (ADDRESS)	091-05-0-009.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AY Rentals, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Home Repair Doctors, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AND THE NORTHEASTERLY 12 FEET OF LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF LOT NOS. 34, 35, 36, 37 AND 38 OF A SUBDIVISION OF LOT NO. 41 AND 43, WEST NASHVILLE ANNEX OF RECORD IN PLAT BOOK 547, PAGE 40, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 1 AND PART OF LOT NO. 2 FRONT TOGETHER 82 FEET 3 INCHES ON THE NORTHWESTERLY MARGIN OF JAMES OR 22ND STREET, NOW KNOWN AS JAMES AVENUE, AND EXTENDS BACK 195 FEET ON THE NORTHEASTERLY LINE WITH THE SOUTHWESTERLY MARGIN OF FRISCO STREET AND 140 FEET, MORE OR LESS, ON THE SOUTHWESTERLY LINE TOT HE SOUTHEASTERLY LINE OF LOT NO. 5, MEASURING 65 FEET 9 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO AY RENTALS, LLC BY DEED FROM CHARLES W. WHITE AND WIFE, TINA M. WHITE, OF RECORD BY INSTRUMENT NO. 20161103-0116170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 653 James Avenue , Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 10th day of November, 2016.

WARRANTY DEED
(Continued)

AY Rentals, LLC

BY: _____

STATE OF New York
COUNTY OF Orange

Before me, the undersigned Notary Public, personally appeared Kawarjit Chandyok, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Ay Rentals, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Ay Rentals, LLC as Member.

Witness my hand and official seal, at office, on this the 10th day of November, 2016.

_____
Notary Public

My commission expires: 8/12/2017

HEATHER FOLEY
Notary Public, State of New York
No. 01FO4985176
Qualified in Orange County
Commission Expires August 12, 2017

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072