WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/16 13:42 3 pgs
Fees:18.00 Taxes:259.00
20161206-0127973

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arete, LLC	Arete, LLC	081-11-O-588.00
(NAME)	(NAME)	
2000 Mallory Lane, Ste. 130-58	2000 Mallory Lane, Ste. 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Goat Dog Properties, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Arete, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 northerly 25 feet of Lot No. 171 on the Plan of D .T. McGavock and Others Addition, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Goat Dog Properties, Inc., by Quitclaim Deed from S&S Property Investments LLC, dated 04/15/2013 recorded 04/17/2013, of record in Instrument No. 20130417-0038364, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to S&S Property Investments, LLC, by Quitclaim Deed from Mike Ray, dated 05/28/2010 recorded 06/07/2010, of record in Instrument No. 20100607-0043803, in the Register's Office for Davidson County, Tennessee. Mike Ray received said property by Special Warranty Deed from Gerald Stankevich, recorded on May 6, 2005 in Instrument No. 20050506-0051341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1533 B 12th Avenue N, Nashville, TN 37208
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the

said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 2nd day of December, 2016.

GOAT DOG PROPERTIES, INC.

Tonya Ray
President

Mike Ray
Vice President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tonya Ray and Mike Ray with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be President and Vice President of Goat Dog Properties, Inc. and that they as such President and Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as President and Vice President.

WITNESS my hand and seal this 2nd day of December, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

