WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/16 09:23 4 pgs
Fees:23.00 Taxes:481.00
20161230-0137228

JOHN A. BELL JR.
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires SEPT 10, 2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Advance Equity , LLC	Proven Lend, LLC	081070037.00
(NAME)	(NAME)	
2110 15th Ave. N.	2741 Java Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Denver, CO 80211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Joe S. Womack and Joe S. Comer, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Advance Equity , LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2110 15th Ave. 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 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 our hands 12/16/16.

Joe S. Womack

Joe S. Comer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joe S. Womack Joe S. Comer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 12/16/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 AND THE SOUTHERLY 21 FEET OF LOT NO. 45 ON THE MAP OF THE SUBDIVISION OF JAMES G. OWEN'S BUENA VISTA ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 44 AND PART OF LOT NO. 45 ADJOINS AND FRONTS TOGETHER 71 FEET ON THE EASTERLY SIDE OF 15TH AVENUE NORTH, FORMERLY WEBSTER STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOE S. WOMACK AND JOE S. COMER BY INSTALLMENT DEED FROM FRANK L. HASTINGS, DATED JANUARY 28, 1999, OF RECORD IN BOOK 11315, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2110 15TH AVENUE N., NASHVILLE, TENNESSEE 37208.

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

