BILL GARRETT, Davidson County
Trans:T20170001748 DEEDWARR
Recvd: 01/09/17 08:57 2 pgs
Fees:13.00 Taxes:421.80
20170109-0001988

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

File No.: **16-1387**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/04/2017**, by and between **Fene Cartlidge,unmarried**, parties of the first part, and **REI615, LLC, a Tennessee Limited Liability Company** 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:

Being the southerly 170 feet of Lot No. 1 on the Map of Newton Cannon's Subdivision of Block 4 of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 187, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 80 feet on the northeasterly side of Esther Street or Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Fene Cartlidge, unmarried by Warranty Deed from Edward A. Morris, Jr., unmarried, dated 06/09/2015, of record in Instrument No. 20150612-0055863, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edward A Morris, Jr., by Warranty Deed from Jon E Starl, unmarried dated February 16, 1999, recorded February 19,1999, of record in Book 11346, Page 649, Register's Office for Davidson County, Tennessee.

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

Parcel ID # **81 1 11**
☒ Improved **3102 Esther Ave, 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.

Fene D. Cartlidge

Fene Cartlidge

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Fene Cartlidge** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of January, 2017..

Rebecca L. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **REI615, LLC**

and Address: **3102 Esther Ave, Nashville, TN 37218**

Mail tax bills to REI 615. LLC
P.O. Box 41845
Nashville TN 37204

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 **$114,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

CH Oh managing member

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 4th day of January, 2017..

Rebecca L. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.