WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File #116588

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
City Limits Construction, LLC	NEW OWNER	09207012900
(NAME)	(NAME)	
PO Box 40466		
(ADDRESS)	(ADDRESS)	
Nash , TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steve Hannah and Thomas Lanier Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **City Limits Construction, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 61 and 62 in J.B. Davis' Subdivision in the Old 13th Civil District of Davidson County, now the 24th ward of Nashville, Tennessee, (now the 11th ward) fronting each twenty-five (25) feet on Herman Street and running back between parallel lines one hundred and fifty (150) feet to an alley, a plan of which is recorded in Books 57, Page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Hannah and Thomas Lanier, Jr., by deed of record in Instrument No. 20160511-0046901 ; Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 2225 Herman St., 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.

BILL GARRETT, Davidson County
Trans:T20170002822 DEEDWARR
Recvd: 01/11/17 10:53 2 pgs
Fees:13.00 Taxes:417.73
20170111-0003166

Witness my/our hands this 9th day of January, 2017.

Steve Hannah by Thomas Lanier, Jr. his attorney in fact Thomas Lanier Jr.

State of Tennessee
County of Williamson

Personally appeared before me Thomas Lanier, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of January, 2017.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 9th day of January, 2017, before me personally appeared Thomas Lanier, Jr., the person who executed the foregoing instrument on behalf of Steve Hannah and who acknowledged that he executed the same as the free act and deed of the said Steve Hannah, through Power of Attorney granted he by the said Steve Hannah.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017