BILL GARRETT, Davidson County
Trans: T20170008065 DEEDWARR
Recvd: 01/27/17 12:15 2 pgs
Fees: 13.00 Taxes: 6401.00
20170127-0009104

# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-06-20

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wehrly Holdings, LLC, a California limited liability company | NEW OWNER | 104-09-0-188.00 |
| (NAME) | (NAME) | |
| 2015 Manhattan Beach Boulevard, Suite 100 | | |
| (ADDRESS) | (ADDRESS) | |
| Redondo Beach, CA 90278 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory B. Lanford and spouse, Brigitte B. Lanford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wehrly Holdings, LLC, a California limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, To Wit:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Map of Bransford Realty Company's Golf and Country Club Subdivision, of record in Book 332, Page 152, said Register's Office.

SAID Lot No. 5 fronts 100 feet on the southerly side of West End Avenue and runs back between parallel lines with the easterly margin of Lornard Street, 190 feet to a dead line.

Being the same property conveyed to Gregory B. Lanford and spouse, Brigitte B. Lanford, their heirs and assigns by Warranty Deed from Billy N. Sherrill and spouse, Charlene E. Sherrill, filed for record 02/03/1995 in Book 9588, Page 01, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3715 West End Ave., Nahville, TN 37205

(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, 24th day of January, 2017.

Gregory B. Lanford

Brigitte B. Lanford

State of Tennessee

County of Davidson

On this 24th day of January, 2017, before me, a Notary public in and for said County and State, personally appeared Gregory B. Lanford and Bridgett B. Lanford, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019