STATE OF Tennessee
COUNTY OF Davidson

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/24/2019
File No. G17-7183D

ROBIN S. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170008866 DEEDWARR
Recvd: 01/31/17 09:08 2 pgs
Fees: 13.00 Taxes: 1785.25

20170131-0010023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	NEW OWNER	
Jonathan Clayton Looney and Krista Gaetano Looney, Husband and Wife (NAME)	(NAME)	82-12-164
402 Hart Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Third Coast Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan C. Looney and Krista Gaetano, Husband and Wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of LEEK SUBDIVISION OF THE ARTHUR TRACT, as shown by plat of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Third Coast Properties, LLC from Carl H. Reed and wife, Elease Reed, by Deed dated March 18, 2016, as Instrument No. 20160322-0027109, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 54, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 402 Hart Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 30th day of January, 2017.

THIRD COAST PROPERTIES, LLC

By: _____
Anita Pirtle, Chief Manager

January 30, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Anita Pirtle, Chief Manager for Third Coast Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of January, 2017.

My Commission Expires: 8/15/18

_____
Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066