(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Warranty Deed

BILL GARRETT, Davidson County Trans:T20170011281 DEEDWARR Recvd: 02/07/17 10:51 2 pgs Fees:13.00 Taxes:671.55 20170207-0012876	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $181,500.00. Elizabeth L. Willis Affiant Subscribed and sworn to before me, this the 3rd day of February, 2017. Notary Public My commission expires: EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew R. Stradtner	new owner	
325 Grace St., Unit B		082-07-0F-002.00-CO
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VOLUNTEER STATE PROPERTIES LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW R. STRADTNER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B on the Plan of Homes at 325 Grace Street, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 325 Grace Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160129-0008725, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Five Talents Partnership, a Tennessee general partnership by Quitclaim deed from Christopher Daugherty, a married man of record in Instrument No. 20070202-0014234 Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on February 02, 2007.

Being a portion of the same property conveyed to Volunteer State Properties, LLC, by Warranty deed from Five Talents Partnership, a Tennessee general partnership of record in Instrument No. 20151211-0124804 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 11, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 325 B Grace St. Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of February, 2017.

Volunteer State Properties, LLC

BY: Jonathan Kyle Williams
Jonathan Kyle Williams, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Kyle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Volunteer State Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017