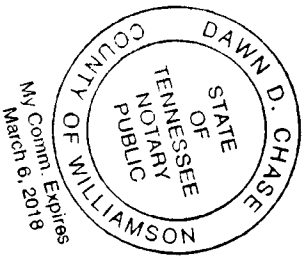
Davidson County DEEDWARR
Recvd: 02/21/17 10:56 2 pgs
Fees:13.00 Taxes:732.60
**20170221-0017140**

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Willms Home Improvement LLC | ~~New Owner~~ Willms Home Improvement | 072 11 0 313.00 |
| (NAME) 2012 Arden Court ~~2153 Rock City St.~~ | (NAME) 2012 Arden Court | |
| (ADDRESS) Mt Juliet TN 37122 ~~Nashville, TN 37216~~ | (ADDRESS) Mt Juliet TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Ninety-Eight Thousand And No/100 Dollars ($198,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **E. L. Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Willms Home Improvement, 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:

Land in Davidson County, Tennessee, being Lot No. 17 in Moore's Subdivision of Lot No. 7 of the Maxey Addition, of record in Book 57, Page 39 Register's Office for Davidson County, Tennessee. (Previous deeds erroneously show said Lot No. 17 as Lot No. 13.)

Said Lot No. 17 fronts 66 feet on the East Side of Rock City Avenue and extends back between parallel lines 166 feet.

Being the same property conveyed to Thomas Lee Sanders by Warranty Deed from Bruce Bodor, Trustee of the Wasatch Trust, dated October 28, 2011 and recorded November 21, 2011 as Instrument No. 20111121-0091053, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to E. L. Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas Lee Sanders, dated July 8, 2016 and recorded July 11, 2016 as Instrument No. 20160711-0070580, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2153 Rock City St., Nashville, TN 37216

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, has 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 this the 17th day of February, 2017

E. L. Construction, LLC, a Tennessee Limited Liability Company

BY: _____
Eric Larence
Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eric Larence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of E. L. Construction, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires March 6, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
BAURY COUNTY

File Number: FRN-170905SSO