WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170019250 DEEDWARR
Recvd: 03/06/17 15:24 2 pgs
Fees: 13.00 Taxes: 484.70
20170306-0022109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SANDY ALLEN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Williams Capital Investments, LLC	Williams Capital Investments, LLC	08106035200
(NAME)	(NAME)	
2588 Salem Rd.	2588 Salem Rd.	
(ADDRESS)	(ADDRESS)	
Montevallo, AL 35115	Montevallo, AL 35115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, G.P., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Williams Capital Investments, LLC, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the north part of the west part of Lot No. 1 on the Plan of the property of Wesley Hyde, deceased, a plan of which is of record in Minute Book 66, Page 15, Chancery Court at Nashville.

Said part of lot fronts 48 feet on the east side of 24th Avenue, North and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Emerald Creek Properties, G.P. from Montez Dumas, as Sole Shareholder of Evolutions Transitional Living, which is now dissolved by Warranty Deed dated February 17, 2017 of record in Instrument No. 20170221-0016946, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF THE PROPERTY OF WESLEY HYDE, DECEASED, OF RECORD IN MINUTE BOOK 66, PAGE 15, CHANCERY COURT AT NASHVILLE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC, OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2012 C 24th Avenue North, 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 GRANTEE, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 my hand this 6th day of March, 2017.

EMERALD CREEK PROPERTIES, G.P.

Timothy Wilson
Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Timothy Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Emerald Creek Properties, G.P., the within named bargainor, a partnership, and as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and seal this 6th day of March, 2017.

My Commission Expires: 11-5-19

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

