WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020999 DEEDWARR
Recvd: 03/10/17 14:54 2 pgs
Fees:13.00 Taxes:666.00
20170310-0024020

File No. TE0002622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Williams Capital Investment, LLC	NEW OWNER	081-15-0-495.00
(NAME)	(NAME)	
2568 Salem Rd		
(ADDRESS)	(ADDRESS)	
Montevallo Alabama 35115		
(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, I, **Scovel-Monroe, LLC, a Tennessee limited liability comapny,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Williams Capital Investment, LLC, an Alabama limited liability companyu,** HEREINAFTER CALLED THE GRANTEE, 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. 19 on the Map of Bransford Realty Company's Subdivision of Lot No. 1 and No. 3 and part of Lot No. 2 of the Jas. Hamilton Tract, as of record in Book 332, page 166, Register's Office for said County.

Said Lot No. 19 fronts 40.75 feet on the north side of Scovel Street, formerly Madison Street, and runs back between lines, 153.2 feet on the east line and 153.5 feet on the west line along the east margin of 17th Avenue North to an alley in the rear on which it measures 41.5 feet.

Being the same premises conveyed to Scovel-Monroe, LLC, a Tennessee limited liability company by Warranty Deed from Joel S. Garfinkle, Robert M. Garfinkle and Alan Garfinkle, recorded on the 28th day of October 1999 in Book 11720, Page 747, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1620 Scovel St, 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 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 my hand this 10th day of March, 2017.

Scovel-Monroe, LLC

By: Robert M. Garfinkle, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert M. Garfinkle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Scovel-Monroe, LLC, a Tennessee LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand this 10th day of March, 2017.

Notary Public

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206