BILL GARRETT, Davidson County
Trans:T20170021208 DEEDWARR
Recvd: 03/13/17 10:35 2 pgs
Fees:13.00 Taxes:1017.50
20170313-0024359

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2017.

Notary Public

My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Paty Construction, LLC	Paty Construction, LLC	105-11-0-053.00
1401 Dallas Avenue	1401 Dallas Avenue	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jen Trail, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Paty Construction, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Rains Heights of record in Plat Book 2663, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jen Trail, a single woman by Warranty deed from Richard H. Harries, unmarried of record in Instrument No. 20070921-0112868 Register's Office for Davidson County, Tennessee, dated September 20, 2007 and recorded on September 21, 2007; Jen Trail has since married and is still known as Jen Trail.

Jason Howes, spouse of Jen Trail, joins in the conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as **419 Moore Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2017.

Jen Trail

Jason Howes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jen Trail and Jason Howes the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of March, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317039