Davidson County DEEDWARR
Recvd: 03/15/17 08:47 3 pgs
Fees:18.00 Taxes:277.50
20170315-0025172

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2017.

Notary Public

My commission expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ennyx TN, LLC	**Ennyx TN, LLC**	**08111001900**
4708 Benton Smith Road	**4708 Benton Smith Road**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tameka Crosby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ennyx TN, 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. 329 on the Plan of J.M., T.J. and G.W. Harding's Addition to North Nashville, as of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cassandra L. Crosby, unmarried, by Leland D. Watts, married, by Warranty Deed dated May 14, 2008, of record in Instrument No. 20080516-0050516, said Register's Office. Cassandra L. Crosby died on February 11, 2014, leaving Tameka Crosby, Alisha Crosby and Roderick Crosby as her heirs at law, as evidenced by the Affidavits of Heirship of record in Instrument No. 20160314-0023901 and 20170315-0025169, said Register's Office. Being further conveyed by to Tameka Crosby by Quitclaim Deed from Tameka Crosby, Alisha Crosby and Roderick Crosby dated March 3, 2017 of record in Instrument No. 20170315-0025171, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 21, page 80, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1727 22nd Avenue North, Nashville, TN 37208.

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 in 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/our hand(s) this 6th day of March, 2017.

Tameka Crosby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Tameka Crosby, the within named Grantor(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.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

