WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170025321 DEEDWARR
Recvd: 03/27/17 08:35 2 pgs
Fees:13.00 Taxes:925.00
20170327-0029224

Box 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Calvin W. Bivings Builder, LLC, a Tennessee limited liability company	Calvin W. Bivings Builder, LLC, a Tennessee limited liability company	**72-13-431**
(NAME)	(NAME)	
6841 Glenn Lane	6841 Glenn Lane	
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046	College Grove, TN 37046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170528

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/we, Titan Investments, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Calvin W. Bivings Builder, LLC, a Tennessee limited liability company, 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. 25 on the Plan of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 65.2 feet on the south side of Douglas Avenue and runs back between lines 167.0 feet on the east line and 168.0 feet on the west line, along the easterly margin of Wilhoite Street, to an alley on which it measures 105.0 feet.

Being the same property conveyed to Titan Investments, LLC by Warranty Deed from Jerry Jefferson, a married person, dated September 30, 2016, and filed of record in Instrument No. 20161004-0104710, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 1300 Douglas Avenue, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2017

Titan Investments, LLC

BY: Randy Frase Titan Investments LLC

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member Manager (or other officer authorized to execute the instrument) of Titan Investments LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member Manager (or other authorized officer).

Witness my hand, at office, this 24th of March, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

