WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037354 DEEDWARR
Recvd: 05/03/17 11:18 2 pgs
Fees:13.00 Taxes:1831.50

20170503-0043555

File No. RW0002908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

RW

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-18-19

(AFFIX SEAL)

JOSHUA L. 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
John Hanna	Same	
(NAME)	(NAME)	
1405 Kirkland Ave		072-07-0-109.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(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, **Rootdev, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Hanna,** _____, 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 Davison County, Tennessee, being Tax Map and Parcel No. 72-7-109 and part of Lots 16 and 18 L.A. Warren's Resubdivision of Block "C" R.M. Dudley's Subdivision as recorded in Book 843, Page 102 of the Davidson County Register's Office.

Beginning at a concrete monument in the Southerly margin of Kirkland Avenue, thence South 190 feet to the Northerly line of Lot 12; thence East 70 feet to an iron pin; thence North 210 feet to a point in the Southerly margin of Kirkland Avenue; thence along the Southerly margin of Kirkland Avenue 70 feet to the point of beginning. Included in this description is the Northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has inured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held continuously held since 1930.

Being the same property conveyed to Rootdev, LLC, a Tennessee limited liability company by Warranty Deed from Spartan Land and Investments G.P., a Tennessee general partnership, recorded February 23, 2016 as Instrument No. 20160223-0017287, 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 1405 Kirkland Ave, Nashville, TN 37216

(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 28th day of April, 2017.

Rootdev, LLC

By: _____
John Root, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John Root, 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 Sole Member of Rootdev, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Sole Member.

Witness my hand this 28th day of April, 2017.

_____
Notary Public

My commission expires: 12.18.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY