WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038827 DEEDWARR
Recvd: 05/08/17 10:29 2 pgs
Fees:13.00 Taxes:834.35
20170508-0045301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **225,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Lyn Hirsch	new owner	**93-2-107.00**
(NAME)	(NAME)	
1030 24th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **SOUTHERN PROPERTY BUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA LYNN HIRSCH, UNMARRIED** 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. 5 on the Map of Eliza Laws Lots, being Subdivision of Part of Lot 1 of the Harding Plan, of record in Plat Book 843, page 33, Register's Office for said County.

Said Lot No. 5 front 40 feet on the easterly side of 24th Avenue North and runs back between parallel lines 113 feet to a dead line.

Being the same property conveyed to Southern Property Buyers, LLC, by Warranty Deed from Alice Mason, executed August 31, 2016, and recorded September 8, 2016, or record in Instrument Number 20160908-0094540, and corrected by Scrivener's Affidavit of record in Instrument Number 20161123-0123549, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

		1030 24th Avenue	**Nashville, TN 37**	
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 843, page 33, said Register's Office.

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 3rd day of May 2017.

Southern Property Buyers, LLC

By: _____
J. Matthew Bigach, Sole Member

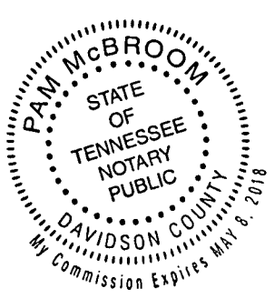
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, J. Matthew Bigach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Southern Property Buyers, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of May 2017.

Commission expires:



_____
Notary Public