BILL GARRETT, Davidson County
Trans: T20170038963 DEEDWARR
Recvd: 05/08/17 13:10 2 pgs
Fees: 13.00 Taxes: 162.80
20170508-0045493

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May 2017.

Notary Public

My Commission Expires: 7/02/18

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Avondale Circle, LLC 310 McMillin Street Nashville, TN 37203	Same as New Owner	071-01-0 102.00

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY..

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GENE GEORGE and wife TERESSA GEORGE, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto AVONDALE CIRCLE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being "Reserved Parcel A" on the plan of Trinity Hills Village Section One, of record in Plat Book 4175, Page 62, in the Register's Office for Davidson County, Tennessee to which reference is made for an accurate description of the subject lot and parcel.

Being part of the same property conveyed to Gene George and Teressa George, wife, by Warranty Deed from P.H.P. Ministries, Inc., Trustee, dated August 7, 2003 of record in Instrument No. 20030807-0112734, Register's Office for Davidson County, Tennessee.

Being more particularly described as Davidson County map-parcel number 071-01-0 102.00.

This property is unimproved property known as 0 Avondale Court, Nashville, Tennessee 37207.

Grantee shall be responsible for all taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises and all and all restrictions and easements of record in 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to 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.

WITNESS our hands this 8 day of May 2017.

GENE GEORGE

TERESSA GEORGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENE GEORGE and TERESSA GEORGE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of May 2017.

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/02/18