BILL GARRETT, Davidson County
Trans:T20170039061 DEEDWARR
Recvd: 05/08/17 15:11 2 pgs
Fees:13.00 Taxes:499.50
20170508-0045616

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

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

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William J. Breen Hannah R. Paramore		
180 9th Avenue North, Suite 402	New Owners	102-07-0A-053.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTHERN RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. BREEN AND HANNAH R. PARAMORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. J1, on the Plan of West Meade Condominium, as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, and Book 7333, Pages 415 and 418, and Instrument No. 20120724-0065040, and as shown on the plan of record in Book 5200, Page 430, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ali Daher by Warranty deed from Kathleen Murray and husband, Randy Reeves of record in Instrument No. 20130718-0074300 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 18, 2013.

Being the same property conveyed to Southern Rental Properties, LLC, LLC by Quitclaim deed from Ali Daher of record in Instrument No. 20160517-0049187 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6680 Charlotte Pike, Unit J1, Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2017.

Southern Rental Properties, LLC

Sole Member

Ali Daher, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ali Daher, 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 the Sole Member of Southern Rental Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018