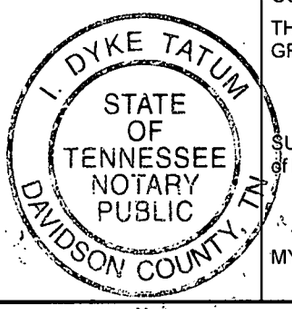
6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170042219 DEEDWARR
Recvd: 05/18/17 08:44 2 pgs
Fees: 13.00 Taxes: 749.25
20170518-0049190



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Watauga Capital, LLC	Watauga Capital, LLC	09113003300
(NAME)	(NAME)	
6351 Columbia Avenue	5127 Pritchett Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William J. Ralston, and wife and Helen R. Ralston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Watauga Capital, LLC,** 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 all of Lot No. 6, Block G, on the plan of Crolywood Subdivision, Section II, as shown by plat appearing of record in Plat Book 1130, Page 100, of the Register's Office for said County.

Said Lot No. 6, which is a corner lot, fronts 30 feet on the southerly margin of Columbia Avenue and fronts 125 feet on the westerly margin of Buckner Place, said frontages being joined by a curve having a length of 47.12 feet, and extends back 144 feet on the westerly line and 60.2 feet on the southerly line to a point of intersection.

Being the same property conveyed William J. Ralston and wife, Helen R. Ralston by deed dated February 27, 2004 from Ronnie G. Nolen of record in Instrument No. 20040301-0022731, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6351 Columbia Avenue, Nashville, TN 37209
(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/our hands this 17th day of May, 2017.

William J. Ralston

Helen R. Ralston

State of Tennessee
County of Davidson

Personally appeared before me William J. Ralston and Helen R. Ralston, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2017.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2021

File No.: 17-Watauga