WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044568 DEEDWARR
Recvd: 05/25/17 10:57 2 pgs
Fees:13.00 Taxes:1043.40
20170525-0052131

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2017

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
SSGProperties, LLC, a Tennessee limited liability company	SSGProperties, LLC, a Tennessee limited liability company	61-12-196
(NAME)	(NAME)	
337 Jocelyn Hollow Circle	337 Jocelyn Hollow Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170973

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, ALICE STEWART SHEHANE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SSGPROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the East 251/2 feet of Lot No. 20 and all of Lot No. 22 in the Greenland Subdivision located on the Gallatin Pike, a plan of which is of record in Book 421, page 40, Register's Office for said County.

Said east part of Lot No. 20 and all of Lot No. 22 front together 1251/2 feet on the south side of Greenland Avenue and extend south between lines from the center of Greenland Avenue 405 feet on the west side and 418.5 feet on the west side of Mrs. Emma Dismukes Land. Said Lot is 128.6 feet wide in the rear.

Being the same property conveyed to Willard C. Stewart and wife, Elnora Stewart by deed from Prentice Andrews and wife, Lucy C. Andrews, dated March 9, 1970, of record in Book 4402, page 739, Register's Office for Davidson County, Tennessee. The said Willard C. Stewart having since died on December 7, 1987, leaving Elnora Stewart as surviving tenant by the entirety. The said Elnora Stewart having since died on May 29, 2014 and by her Will of record in Docket No. 14P1368, Davidson County Probate Court Clerk's Office, the subject property was devised to Alice Stewart Shehane.

Unimproved ☐

This is improved ☒ property, known as 1144 Greenland Ave., Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of May, 2017

Alice Stewart Shehane

Alice Stewart Shehane

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alice Stewart Shehane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of May, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

