BILL GARRETT, Davidson County
Trans:T20170048347 DEEDWARR
Recvd: 06/07/17 09:20 2 pgs
Fees:13.00 Taxes:573.50
20170607-0056831

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bill Janis
913 31st Ave N
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 092
GROUP 05 0
PARCEL 232.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Real Estate Rentals, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bill Janis, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 123, page 634, ID #92-05-232, being known and designated as Lots 11 and 12, Section 27, Fisk University Place, filed in Plat Book 421, pages 4 and 5, recorded April 5, 1912, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Intergrity Real Estate LLC by deed from Eric Sox, of record in Instrument No 20040908-0108155, Register's Office for said County, dated August 27, 2004, and Recorded on September 8, 2004

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 421, page 4 and 5, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 913 31st Ave N, Nashville, Tennessee 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 Bill Janis, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the 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 the 2nd day of June, 2017.

Real Estate Rentals, LLC, a Tennessee limited liability company

Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of Real Estate Rentals, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 2nd day of June, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

Michael Harrell
AFFIANT

Subscribed and sworn to before me on this 2nd day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY