WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170048780 DEEDWARR
Recvd: 06/08/17 09:40 2 pgs
Fees: 13.00 Taxes: 2386.50

20170608-0057381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~$630,000.00~~ $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JUNE 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Eric Tonnar	new owner	105-09-0-283.00
(Name)	(Name)	
1010 Waverly		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC TONNAR, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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 west 31-3/4 feet more or less of Lot 11, Jones & Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County.

Said part of said lot fronts 31.75 feet more or less on the northerly side of Waverly Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to DY PROPERTIES II, LLC, by deed from JAMES ROGER REYNOLDS, ROLLIE REYNOLDS, JR., ANNIE REBA JOHNSON AND THE HEIRS AT LAW OF JAMES GILBERT, ANNIE RUTH GILBERT, SCHYCHEEREE GILBERT, COMA GILBERT, ANTIONE GILBERT AND HERBERT GILBERT, of record in Instrument No. 20160219-0015706, dated January 21, 2016, said Register's Office. Being further conveyed to DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, by Quitclaim Deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160426-0040521, dated April 25, 2016, 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 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.

Executed by my hand this 2 Day of June 2017.

DY Construction, Inc., A Tennessee Corporation

BY: _____
DeRon Jenkins, Managing Member

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that DeRon Jenkins, Managing Member of DY Construction, Inc., A Tennessee Corporation personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Managing Member.

Witness my hand and official seal, this the 1st of June, 2017.

_____
Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211