WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051093 DEEDWARR
Recvd: 06/15/17 09:26 2 pgs
Fees:13.00 Taxes:455.10

20170615-0060038

J-CC-17-2127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th 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

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herm's Housing, LLC	**New Owner**	
(NAME)	(NAME)	**081-03-0-239.00**
1400 Rosa L. Parks, #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIE L. GATES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERM'S HOUSING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southeast part of Lot No.29 on the Plan of Owen's Buena Vista Tract, as of record in Book 57, page 26, Register' s Office for said County, described according to a survey made by Ernest Davis, Surveyor, dated February 12, 1989, as follows:

Beginning at an iron pin on the Westerly margin of 11th Avenue North, said iron pin being located 255 feet from the intersection of 11th Avenue North and Cecilia Street; thence with said Westerly margin South 18 degrees 35' East 50.0 feet to an iron pin; thence South 70 degrees 40' West 150.0 feet to an iron pin; thence North 18 degrees 35' West 50.0 feet to an iron pin; thence North 70 degrees 40' East 150.0 feet to the point of beginning.

Being the same property conveyed to Willie L. Gates by Warranty deed from Venture Properties of record in Instrument No. 20131002-0103585 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 02, 2013.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2127 11Th Avenue North , Nashville, Tennessee 37208-1104**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 13th DAY OF JUNE, 2017.

Willie L. Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE L. GATES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212