BILL GARRETT, Davidson County
Trans:T20170053294 DEEDWARR
Recvd: 06/21/17 15:23 2 pgs
Fees:13.00 Taxes:539.28
20170621-0062643

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,750.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2017. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Williams Capital Investments, LLC		
2568 Salem Rd.	New Owner	092-02-0-449.00
Montevallo, AL 35115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOEL S. GARFINKLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAMS CAPITAL INVESTMENTS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 247 on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 247 fronts 50 feet on the Southerly side of Eden Street and runs back between parallel lines with the Easterly margin of 25th Avenue North, 150 feet to an alley.

Being the same property conveyed to Alan Garfinkle by Warranty deed from J.F. McClellan and wife, Dora T. McClellan of record in Book 3880, page 818, Register's Office for Davidson County, Tennessee, dated April 15, 1965 and recorded on April 16, 1965. The said Alan Garfinkle is deceased.

Being the same property conveyed to Joel S. Garfinkle by Executors Quitclaim deed from Loretta Nora Garfinkle Executrix of the Estate of Alan Garfinkle, deceased of record in Instrument No. 20020419-0048653 Register's Office for Davidson County, Tennessee, dated April 12, 2002 and recorded on April 19, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2423 Eden St., Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2017.

Joel S. Garfinkle by Robert Garfinkle his attorney-in-fact

Joel S. Garfinkle by Robert Garfinkle
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Garfinkle as attorney in fact for Joel S. Garfinkle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public