Davidson County DEEDWARR
Recvd: 06/30/17 15:41 4 pgs
Fees:23.00 Taxes:703.00
20170630-0066356

WARRANTY DEED

AMANDA N. CLIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-31-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTS17-060046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Phillips and Jeremy Frost, Joint tenants in common with rights of survivorship	James Phillips and Jeremy Frost, Joint tenants in common with rights of survivorship	
(NAME) 1708 McKinney Ave.	(NAME) 1708 McKinney Ave.	081-03-0-028.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, L & Y ENTERPRISES LLC, L & Y MCKINNEY NASHVILLE SERIES, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES PHILLIPS AND JEREMY FROST, JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Buena Vista Heights Addition, of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert Yeh and John Layton by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9, of record in Instrument No. 20150826-0086151, Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 26, 2015.

Warranty Deed Pg 1 of 3
28 June 2017

Being the same property conveyed to L & Y Enterprises LLC, L & Y McKinney Nashville Series, a Delaware Limited Liability Company by Quitclaim Deed from Albert Yeh and John Layton, of record in Instrument No. 20161206-0127624, Register's Office for Davidson County, Tennessee, dated November 05, 2016 and recorded on December 06, 2016.

unimproved ☐
This is improved ☒ property, known as 1708 McKinney Ave., Nashville, TN 37208
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my/our hand(s) this 28th day of June, 2017.

L & Y Enterprises LLC, a Delaware Limited Liability Company

BY: _____
John David Layton, President

L & Y McKinney Nashville Series, a Delaware Limited Liability Company

BY: _____
John David Layton, President

WARRANTY DEED PG 2 OF 3
JDL 28 JUNE 2017

STATE OF NEW YORK
COUNTY OF WESTCHESTER

On this the 28th day of June, 2017, before me personally appeared John David Layton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of L & Y Enterprises LLC, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of June, 2017.

Notary Public

My Commission Expires: MAY 19, 2019

(SEAL)

KIRK O. WARNER
Notary Public, State of New York
No. 01WA6092288
Qualified in Bronx County
Commission Expires May 19, 2019

STATE OF NEW YORK
COUNTY OF WESTCHESTER

On this the 28th day of June, 2017, before me personally appeared John David Layton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of L & Y McKinney Nashville Series, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of June, 2017.

Notary Public

My Commission Expires: MAY 19, 2019

(SEAL)

KIRK O. WARNER
Notary Public, State of New York
No. 01WA6092288
Qualified in Bronx County
Commission Expires May 19, 2019

WARRANTY DEED Pg 3 OF 3
JDL 28 JUNE 2017

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY