17-1-358

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19 day of July, 2017 by and between Richard D. Webb and wife, Louise W. Webb, hereinafter referred to as GRANTOR, and 4204 Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Lakeland, as shown by plan appearing of record in Plat Book 2133, page 15, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard D. Webb and wife, Louise W. Webb by Warranty Deed from Ronald C. Johnson, married; Karen J. Walling, unmarried and Deborah J. Wilson, married, dated June 15, 2007, recorded June 18, 2007, of record in Instrument No 20070618-0072590, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 220 Emery Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Richard D. Webb

Louise W. Webb

BILL GARRETT, Davidson County
Trans:T20170061972 DEEDWARR
Recvd: 07/20/17 09:13 2 pgs
Fees:13.00 Taxes:740.00
20170720-0073112

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INDIVIDUAL
STATE OF FLORIDA
COUNTY OF Charlotte

Personally appeared before me, a Notary Public of said county and state, Richard D. Webb and wife, Louise W. Webb, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public

My Commission Expires: Nov 6th 2019

SEAN DEGRAW
Notary Public - State of Florida
Commission # FF 933646
My Comm. Expires Nov 6, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC STATE OF FLORIDA SEAN DEGRAW

Name and Address of Property Owner:
4204 Properties, LLC
PO Box 90391,
Nashville, TN 37209

Send Tax Statements to:
4204 Properties, LLC
PO Box 90391,
Nashville, TN 37209

Map & Parcel: 09512007500

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19 day of July, 2017.

Notary Public

My Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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