

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2017.

Notary Public

My commission expires: 8-4-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/01/17 08:32 3 pgs
Fees:18.00 Taxes:499.50
20170801-0077675

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sugartree Properties, LLC	**North House Management**	**091-05-0-058.00**
624 Ries Avenue	**900 Division St**	
Nashville, TN 37209	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Scarlet M. West

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sugartree Properties, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the plan of Section Two, Moss Wood Subdivision, of record in Book 2900, page 123, Register's Office for said County.

Said Lot No. 8 fronts 53.5 feet on the Easterly margin of Ries Street and extends back 147.5 feet on the Northerly line and 150.7 feet on the Southerly line to a dead line in the rear, measuring 53.5 feet thereon.

BEING the same property conveyed to Scarlet M. West by Quitclaim Deed from Danny L. Piper of record in Book 9793, page 547, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 624 Ries Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 2900, Page 123, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of June, 2017.

Scarlet M. West by Harold D. Witt Jr. Attorney IN FACT
Scarlet M. West, by Harold D. Witt Jr.,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Harold D. Witt, Jr. TJV TJV to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Scarlet M. West and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Scarlet M. West.

Witness my hand and official seal this 6th day of June, 2017.

Notary Public
My Commission Expires: 8-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817085

SP 11/2015

True Copy Certification

I, Thomas Vorholt II, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-8-19
Notary' Seal (if on paper)

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY