BILL GARRETT, Davidson County
Trans:T20170068228 DEEDWARR
Recvd: 08/08/17 08:38 2 pgs
Fees:13.00 Taxes:518.00
20170808-0080880

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Brenda Huntsman
Affiant

Subscribed and sworn to before me, this 24TH DAY OF JULY, 2017.

Kayla R. Anderson
Notary Public

MY COMMISSION EXPIRES: 11-20-18

(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Llanas, Jr., a single man	Lending Hand Mortgage (NAME)	
105 Fannin Drive (ADDRESS)	116 East Cedar Street (ADDRESS)	01812007400
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Quarterhorse Construction, LLC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruben Llanas, Jr., a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF MANSKER HGT'S. COMM. LOTS OF RECORD IN PLAT BOOK 4675, PAGE 117, 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 QUARTERHORSE CONSTRUCTION, LLC BY QUITCLAIM DEED FROM CHAD M. RAY AND DONIA E. RAY OF RECORD IN INSTRUMENT NO. 20130311-0023713 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 105 Fannin Drive , Goodlettsville, TN 37072
(House Number) (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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 24th day of July, 2017.

Quarterhorse Construction, LLC

BY: Rebecca Schettler Ray
Rebecca Schettler Ray, Sole Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Rebecca Schettler Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member/Owner of Quarterhorse Construction, LLC., the within named bargainor, a limited liability company, and that such Member/Owner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Quarterhorse Construction, LLC., as Sole Member

Witness my hand and official seal, at office, on this the 13th day of July, 2017.

Mary Birthright Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072