Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

GAVIN FITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 801,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American International Relocation Solutions	American International Relocation Solutions	10304013100
(NAME)	(NAME)	
44 Shelter Rock Rd	SAME	
(ADDRESS)	(ADDRESS)	
Danubry CT 06810	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Ryan M. Herson and Michelle K. Herson, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

American International Relocation Solutions

hereinafter called the GRANTEES, 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. 5 on the Plan of Resubdivision of Lots 110 to 113 inclusive in West End Annex, including a strip South of 6th Ave., and North of said Lots and a triangular lot in Sylvan Park Subdivision lying East of Lot No. 6, Block 1 in said plan, of record in Plat Book 421, Page 79, 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 part of the same property conveyed to Ryan M. Herson and Michelle K. Herson, husband and wife by Warranty Deed from Gary Dowd Construction, LLC recorded on August 7, 2014, of record in Instrument No. 20140807-0071303, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4301 Wyoming Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170072966 DEEDWARR
Recvd: 08/23/17 08:37 2 pgs
Fees: 13.00 Taxes: 3185.70

20170823-0086351

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.

Witness my/our hand(s) this 10 day of July, 2017.

Ryan M. Herson

Michelle K. Herson

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan M. Herson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 10 day of July, 2017.

Commission expires: 3-8-2021

Notary Public

GAVIN FITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle K. Herson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 10 day of July, 2017.

Commission expires: 3-8-2021

Notary Public

GAVIN FITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map - Parcel Numbers: 10304013100
Property Address: 4301 Wyoming Ave., Nashville, TN 37209