BILL GARRETT, Davidson County
Trans:T20170074603 DEEDWARR
Recvd: 08/28/17 09:21 2 pgs
Fees:13.00 Taxes:1664.63
20170828-0087862

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1404

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-HP-17-4603-H

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2017

Notary Public
Commission Expires: 5-6-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
LL&E Holdings, LLC ~~4603 Sloan Road~~ 317 Ash St ~~Nashville, TN 37209~~ Nashville TN	NEW OWNER 37210	103 08 0 13500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sonya Sterba, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LL&E Holdings, LLC, a Tennessee Limited Liability Company

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 part of Lot No. 12 on the plan showing subdivision of the eastern part of Warren B. Sloan's Whitworth tract and part of Lot No. 341 in West Lawn Subdivision, also part of a 50-foot strip in the rear of Lots Nos. 10, 11 and 12, not of record, described according to a survey made by Blanchard & Parish, Engineers, October 9, 1939, as follows:

Beginning at an iron pin in the southeast corner of Sloan Avenue and West Lawn Drive; thence with the southeasterly margin of Sloan Avenue, southwestwardly 193.5 feet to a point 145 feet northeasterly from the northwest corner of McConnell Field; thence southwestwardly 204 feet, more or less, to a point in the western boundary line of Lot No. 340 in West Lawn Subdivision; thence with the western boundary line of Lot No. 340, northwardly 45 feet to an iron pin, the southeast corner of a part of Lot No. 341 owned by Cullom; thence with Cullom's southern boundary line, westwardly 50 feet to an iron pin , the southwestern corner of said Cullom's lot; thence with Cullom's western boundary line, northwardly 234 feet to the beginning.

Being the same property conveyed to Sonya Sterba, married by warranty deed from Frank Denver Bowers and wife Jennifer T. Bowers of record in Instrument No. 20100301-0015251 Register's Office for Davidson County, Tennessee, dated 02/25/2010 and recorded on 03/01/2010.

Kristopher J. Preacher, hereby joins in on the execution of this document to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4603 Sloan Road, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2017.

Sonya Sterba

Kristopher J. Preacher

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sonya Sterba and Kristopher J. Preacher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of August, 2017.

Notary Public
My Commission Expires: 5-26-19

(Notary Seal)

