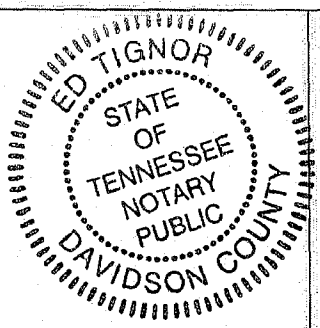
Davidson County DEEDWARR
Recvd: 09/01/17 09:18 3 pgs
Fees:18.00 Taxes:915.75
20170901-0089928

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Todd Richards
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2017.

Notary Public

My commission expires: 5/9/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Decadie, LLC	NEW OWNER	
5102 BORDEAUX AVE ~~3403 Elkins Avenue~~		092-13-0-348.00
IRVINE, CA 92604 ~~Nashville, TN 37209~~		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HAYLEY BLACK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DECADIE, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 116 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back Southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Hayley Black, an unmarried woman by Warranty deed from Joyce M. Brackett and Johnny Frisbie, wife and husband of record in Instrument No. 20150519-0045996 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 19, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3403 Elkins Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2017.

Hayley Black

STATE OF Mass
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hayley Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2017.

Notary Public

My Commission Expires: 04/01/2022

VICKY CHEN
Notary Public
Massachusetts
Commission Expires Apr 1, 2022

Return To:
Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

