WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $766,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept., 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Garty	new owner	10502047400
(NAME)	(NAME)	
921 South Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 2182 **DEEDWARR**
09/19/2017 10:41:25 AM 2 pgs
Fees: $13.00 Taxes: $2,834.20

20170919-0095742

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT T and T Development, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, James Garty, unmarried, 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 Unit A on the Declaration of Covenants Conditions and Restrictions of The 921 South Street Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20161116-0120606, Register's Office for Davidson County.

Being the same property conveyed to Marie Petty, as surviving tenant, by deed dated 06/21/1988 from Metropolitan Development and Housing Agency formerly The Nashville Housing Authority and recorded on 6/23/1988 in Book 7581, Page 682, Register's Office for Davidson County, Tennessee.

This is improved property known as 921 South Street Unit A, Nashville, Tennessee 3720.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 921 South Street Nashville TN 37203
(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 Witness our hands 09/08/2017.

T and T Development, LLC

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Authorized Agent for T and T Development LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of T and T Deveoplment LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of September, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY