Bill Garrett Davidson County
Batch# 2401 DEEDWARR
09/19/2017 03:27:09 PM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20170919-0096070

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of September, 2017, by and between Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company, party of the first part, and Elizabeth Werly, and Daniel Werly, Wife and Husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B, together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1412 LILLIAN STREET, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140625-0055479, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beingthe same property conveyed to Hart-Love Enterprises, LLC by virtue of Deed dated March 3, 2017, of record at Instrument No. 20170313-0024627 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 20140625-0055479 in said Register's Office, Tennessee; 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 GRANTEE(S), heir heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tanisha Hart-Love, Member

Tarrick Love, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Tanisha Hart-Love and Tarrick Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Hart-Love Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of Hart-Love Enterprises, LLC by themselves as Members.

WITNESS my hand and official seal at office this 15th day of September, 2017.

Notary Public

My commission expires: 07/05/2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Property Owner & Address:	Elizabeth Werly and Daniel Werly 1412B Lillian St, Nashville, TN 37206
Tax Parcel No	083130S00200CO
Property Address:	1412B Lillian St Nashville, TN 37206-2935
MAIL TAX BILLS TO:	CMG Mortgage, inc 3160 Crow Canyon Rd, Ste 400, San Ramon, CA 94583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $416,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of September, 2017.

Carmen Coats
Notary Public

My Commission Expires:

