Bill Garrett Davidson County
Batch# 3964 DEEDWARR
09/25/2017 08:58:55 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20170925-0097705

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 071
Landon Cheben	Lending Home Funding	GROUP 12 0
1505 Jones Ave	1 California St 17th Floor	PARCEL 234.00
Nashville, Tennessee 37207	San Francisco, CA 94111	

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, we,

Dale Hire, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Blackhorse Property Solutions, LLC, a TN Limited Liability Co.

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:

Being Lot No. 160 on the Plan of Victory Heighs, as of record in Book 1130, page 97, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dale Hire by deed from Barbara Jones, of record in Instrument No 20160816-0085158, Register's Office for said County, dated August 11, 2016, and Recorded on August 16, 2006.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1505 Jones Ave, Nashville, Tennessee 37207**.

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 hand and official seal at office this 11th day of September, 2017.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who 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, at office, this 11th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027