Bo1 24B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6555 **DEEDWARR**
10/02/2017 03:10:09 PM 2 pgs
Fees: $13.00 Taxes: $689.12

20171002-0100793

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

LYNN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deway 1813 Manchester Ave, LLC	Deway 1813 Manchester Ave, LLC	06916015200
(NAME)	(NAME)	
525 Broadland Road	525 Broadland Road	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30342	Atlanta, GA 30342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Angelica Holden and husband, Eric Holden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deway 1813 Manchester Ave, LLC, a Georgia 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:

Being Lot No. 45 on the plan of Ashton Subdivision of record in Book 421, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in this conveyance is 1997 Sout Manufactured Home, Model: Eli, Manufacturer's Serial Nos. DSD3AL17747A & DSD3AL17747B, as evidenced by Affidavit of Affixation for Manufactured or Mobile Home of record in Instr. No. 20140514-0041317, said Register's Office.

Being the same property conveyed to Angelica Holden by deed from Bobby Ray Denson dated 4/8/14, of record in Instr. No. 20140514-0041315, Register's Office for Davidson County, Tennessee.

Eric Holden joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1813 Manchester Avenue, Nashville, TN 37218
(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 my/our hands this 29th day of September, 2017.

Angelica Holden

Angelica Holden

Eric Holden

Eric Holden

State of Tennessee
County of Williamson

Personally appeared before me Angelica Holden and Eric Holden, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2017.

A B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-052