WARRANTY DEED

Bill Garrett Davidson County
Batch# 6953 DEEDWARR
10/03/2017 09:25:45 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171003-0101026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Improve Nashville, LLC	New Owner	
(NAME) 6013 Foxland	(NAME)	091-02-0-145.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DARLENE M. RHEA AND SPOUSE, TAMMY R. BATEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMPROVE NASHVILLE, LLC, A TENNESSEE 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. 11 of Block 10 as shown on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Debbie Rhea Brewer and husband, Richard Eugene Brewer and Darlene Rhea, a single person to Richard H. Rhea, a single person, as recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111350, said Register's Office.

Being the same property conveyed by Warranty Deed from Richard H. Rhea, unmarried to Darlene M. Rhea and Tammy R. Batey, as tenants in common, as recorded on the 8th day of August, 2014 in Instrument No. 20140808-0071751, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Darlene M. Rhea, unmarried, and Tammy R. Batey, unmarried to Darlene M. Rhea, unmarried, and Tammy R. Batey, unmarried, as joint tenants with right of survivorship, as recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041531, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 6110 Louisiana Ave., Nashville, TN 37209
(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 hand this 2nd day of October, 2017

DARLENE M. RHEA

TAMMY R. BATEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene M. Rhea and Tammy R. Batey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2017.

Commission expires: 11/5/19

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public