Bill Garrett Davidson County
Batch# 8678 DEEDWARR
10/05/2017 08:30:38 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20171005-0102121

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 29th day of September, 2017, by and between Townsend and Dennis Investment Group, d/b/a TDIG, a Tennessee General Partnership, party of the first part, and Anton Nesbitt and Stephanie Nesbitt, husband and wife, 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 Lot No. 228 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County.

SAID Lot No. 228 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 170 feet ot an alley.

Being all or part of the same property conveyed to Townsend & Dennis Investment Group by virtue of that certain Quit Claim Deed dated November 8, 2016, and being of record at Instrument No. 20161109-0118743 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 Plat Book 21, Page 41 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Townsend and Dennis Investment Group, d/b/a TDIG
By: Santwon Townsend, Partner

Townsend and Dennis Investment Group, d/b/a TDIG
By: Jimmy A. Dennis, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Santwon Townsend and Jimmy A Dennis, 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 Partners of Townsend and Dennis Investment Group, d/b/a TDIG, the within named bargainor, a Tennessee General Partnership, and that they as such Pertners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as Partners.

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Anton Nesbitt and Stephanie Nesbitt

1404 14th Avenue North, Nashville, TN 37218

Tax Parcel No 08116003900

Property Address: 1404 14th Avenue N
Nashville, TN 37218

MAIL TAX
BILLS TO: Same ↗

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 $410,000.00 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 29th day of September, 2017.

Notary Public

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD