Bill Garrett Davidson County
Batch# 11664 DEEDWARR
10/11/2017 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20171011-0104161

#33909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 10-7-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Victoria M. Roca	New Owner	**70-15-22**
(NAME)	(NAME)	
2419 18th Ave. N. Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172680

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, I/we, On Time Property Solutions LLC a Tennessee Limited Liability Company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Victoria M. Roca, a single woman, 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. :

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts a total of 52.2 feet on the southwesterly side of the terminus of 18th Avenue North Court and extends back 74.7 feet on the northerly line and 126.6 feet on the southerly line to a dead line in the rear measuring 102.3 feet thereon.

Being the same property conveyed to On Time Property Solutions LLC, by deed from Lorine E. Shepard, dated April 25, 2017, of record in Instrument No. 20170426-0041169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3600, page 46, Register's Office for said County; and (b) Restrictions of record in Book 3708, page 89, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2419 18th Ave. N. Ct., Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of October, 2017

On Time Property Solutions LLC

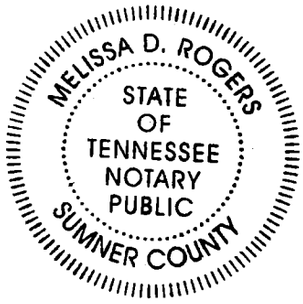
BY: _____
Gregory M. Spring, Managing Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gregory M. Spring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member (or other officer authorized to execute the instrument) of On Time Property Solutions, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer).

Witness my hand, at office, this 6th of October, 2017.

_____
Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

