Bill Garrett Davidson
Batch# 13113 DEEDWARR
10/13/2017 10:07:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171013-0105067

WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

W-LG-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/16/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
New Day Homes, LLC	New Day Homes, LLC	
(NAME) 2330 Golf Club Ln ~~2021 Rosemary Ln~~	(NAME) 2330 Golf Club Ln	**103-13-0-049.00**
(ADDRESS) Nashville, TN 37215 ~~Nashville, TN 37210~~	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY DAVIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Section One, Woodycrest of record in Plat Book 1835, Page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 138 on the Westerly margin of Rosemay Lane and extends back between parallel lines 157 feet to a dead line in the rear.

Being the same property conveyed to Jeffrey Davis by Warranty deed from Katona Kaye Kissler of record in Instrument No. 20020108-0002936 Register's Office for Davidson County, Tennessee, dated January 04, 2002 and recorded on January 08, 2002. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 2021 Rosemary Ln Nashville, Tennessee 37210.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1787, Page 33 and Book 1907, Page 2, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2021 Rosemary Ln, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF OCTOBER, 2017.

Jeffrey Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130