Bill Garrett Davidson County
Batch# 15068 DEEDWARR
10/18/2017 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20171018-0106889

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/19

ADDRESS OF NEW OWNER:
West End Real Estate Holdings, LLC
40 Burton Hills Blvd. #100
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

PARCEL:
103 12 0 017.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TIMOTHY L. AMOS, TRUSTEE OF THE AMOS PROPERTY REVOCABLE TRUST DATED FEBRUARY 6, 2015, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO WEST END REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "L" on the plan of Cherokee Park, Section 3, as of record in Book 843, Pages 2 & 3, 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 real estate conveyed to Timothy L. Amos, Trustee of the Amos Property Revocable Trust dated February 6, 2015 by deed filed for record February 13, 2015 in Instrument No.20150213-0013250, Register's Office of Davidson County, Tennessee.

This is ___improved __ X_ property known as 225 Cherokee Road, Nashville, TN37205
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2017 County taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Plat Book 843, pages 2 &3, in the Register's Office of Davidson County, Tennessee; and, I do further covenant and bind myself, my 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 18th day of October, 2017.

TIMOTHY L. AMOS, TRUSTEE OF THE
AMOS PROPERTY REVOCABLE TRUST
DATED FEBRUARY 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy L. Amos, Trustee of the Amos Property Revocable Trust dated February 6, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 18th day of October, 2017.

Sonya C. Starnes
Notary Public

My Commission Expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

