WARRANTY DEED

Bill Garrett Davidson County
Batch# 16195 DEEDWARR
10/20/2017 02:39:01 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20171020-0107798

File No.: AGL-17-1510-LOT

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES 10-19-18 (AFFIX SEAL)

PAMELA B WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WGH PROPERTIES, LLC	N/A - CASH	081-12-0-277.00
(NAME)	(NAME)	
1510 Arthur Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ELLIOT BROWN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WGH PROPERTIES, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 339 in the Plan of Lots laid out by D. T. McGavock, et al, known as the Town of McGavock, a plan which is of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot adjoins and fronts 50 feet on the Northeasterly side of Authur Avenue, formerly Wetmore Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elliot Brown by Warranty Deed from Augustus Bankhead, Unmarried, recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115103, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1510 Arthur Avenue, Nashville, TN 37208
(House Number) (Street) (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 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 13th day of October, 2017.

ELLIOT Brown

STATE OF Tennessee
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLIOT Brown, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2017.

Notary Public
My Commission Expires: 10-17-18

PAMELA B WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171