Bill Garrett Davidson County
Batch# 16208 DEEDWARR
10/20/2017 02:57:28 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171020-0107820

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-27-18
(AFFIX SEAL)

LURA BRADY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

G-BR-17-710

THIS INSTRUMENT WAS PREPARED BY
Rudy, Tinkey & Boone, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melanie Michele Re and Jahzeel Collado	New Owner	
(NAME)	(NAME)	**92-6-569.00**
710 27th Avenue North		
(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 consideration, the receipt of which is hereby acknowledged, **ADVANCED EQUITY, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELANIE MICHELE RE AND JAHZEEL COLLADO, WIFE AND HUSBAND,** 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. 7 on the Plan of J. W. Turner's Subdivision of Lot No. 21 of the Boyd McNairy Plan, of record in Plat Book 57, Page 129, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Advanced Equity, LLC, by Warranty Deed from George B. Reddon and wife, Bessie E. Reddon, recorded March 29, 2017 in Instrument No. 20170329-0030483 and further being the same property conveyed to George B. Reddon and wife, Bessie E. Reddon, by Quitclaim Deed from Bessie E. Reddon, recorded July 23, 1987 in Book 7304, Page 195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **710 27th Avenue North, Nashville, Tennessee 37208**.

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.

Advanced Equity, LLC

BY: _____
Rick Wells
Manager

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK WELLS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of ADVANCED EQUITY, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 5/5/19
(SEAL)

DANIEL LUIRETTE
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
May 5, 2019

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