Bill Garrett Davidson County
Batch# 17528 **DEEDWARR**
10/24/2017 01:31:08 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20171024-0108986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Giles Hughes and Jordan E. Wedel, Tenants in Common With Rights of Survivorship	SAME (NAME)	
1820 15th Avenue North (ADDRESS)	(ADDRESS)	081-07-0-272.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adeel & Sams Rentals, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick Giles Hughes and Jordan E. Wedel, Tenants in Common With Rights of Survivorship, hereinafter called the Grantees, their heirs 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.19 ON THE MAP OF MENEE'S SUBDIVISION OF LOT NO. 8 OF THE THOMAS WOODARD PROPERTY AS OF RECORD IN BOOK 161, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ADEEL & SAMS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM LAWRENCE PILLOW, FREDRICK L. PILLOW AND GREGORY K. PILLOW, SR., INDIVIDUALLY, AND AS ALL OF THE HEIRS AT LAW OF ROBERT J. PILLOW, DECEASED, AND AS ALL OF THE BENEFICIARIES UNDER THE TERMS OF THE LAST WILL OF EMMA J. PILLOW, DECEASED, OF RECORD IN INSTRUMENT NO. 20151117-0116715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1820 15th Ave. N, Nashville, TN 37208
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 18th day of October, 2017.

WARRANTY DEED
(Continued)

Adeel & Sams Rentals, LLC, a Tennessee Limited Liability Company

BY: _____
Adeel Mohammad, Member

STATE OF NEW YORK
COUNTY OF ORANGE

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Adeel & Sams Rentals, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Adeel & Sams Rentals, LLC, Company as Member.

Witness my hand and official seal, at office, on this the 26 day of October, 2017.

_____
Notary Public

My commission expires: 12/19/2019

NARIESHA GOVENDER MORTEL
Notary Public - State of New York
NO. 01GO6253466
Qualified in Orange County
My Commission Expires Dec 19, 2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072