WARRANTY DEED

Bill Garrett Davidson County
Batch# 20903 DEEDWARR
11/01/2017 01:35:08 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20171101-0112108

State of Tennessee)
County of Davidson)

17-10-005

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of October, 2017

Notary Public

My Commission Expires: 11-5-19 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL A. CONRAD II	"NEW OWNER"	81-11
(NAME) 2708 Fortland Dr.	(NAME)	554.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL A. CONRAD II,** ~~**A MARRIED MAN,**~~ hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* and Carly A. Conrad, husband and wife

LAND in Davidson County, Tennessee being Lot No. 129 in McGavock and Wetmore's Addition to Nashville, being the southern half of Lot No. 128, a Plan of which is recorded in Book 21, Page 41, Register's Office for Davidson County, Tennessee; said part of said Lots fronts 50 feet on the east side of 12th Avenue, North, formerly Florence Street, and extends back easterly between parallel lines 154 feet more or less to an alley, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from ANITA GAIL SMIKES, AN UNMARRIED PERSON, of record in Instrument No. 20170509-0046174, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1608 12th Avenue North, Nashville, TN, 37208.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of October, 2017

TRACE VENTURES HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ADAM M. WAYNE, DIRECTOR

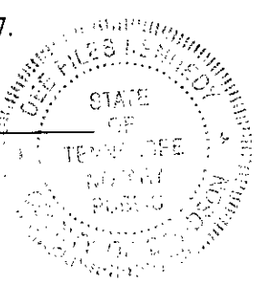
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ADAM M. WAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the DIRECTOR of **TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such DIRECTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2017.

My Commission Expires: 07/02/18

_____
Notary Public



Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206