WARRANTY DEED

Bill Garrett Davidson County
Batch# 23167 **DEEDWARR**
11/07/2017 10:39:34 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20171107-0114466

File No. RW0003406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/14/21

(AFFIX SEAL)

JENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1201 Sigler, LLC	New Owner	09313027300
(NAME)	(NAME)	
7881 Covington Rd		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa Taylor**, **Linda Hamer**, **Donna Hankins**, **Joann Offutt**, **Trina Frierson** and **Kenneth Church,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1201 Sigler, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 5 on the plan of McCall Heirs Subdivision as of record in Book 161, Page 61, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the southerly side of Sigler Street and runs back between lines 205 3/4 feet, more or less, on the easterly line and 206 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Sarah Frierson, by Quit Claim Deed from Joann Offutt, dated September 24, 2015, recorded September 25, 2015 in Instrument No. 20150925-0097833, Register's office for Davidson County, Tennessee. The said Sarah Frierson having since died intestate on January 22, 2017 and the property having become vested in her heirs at law: Lisa Taylor, Linda Hamer, Donna Hankins, Joann Offutt, Trina Frierson, and Kenneth Church. SEE ALSO: Affidavits of Heirship of record at Instrument Nos. 20171107-0114464 and 20171107-0114465, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1201 Sigler St., Nashville, TN 37203

(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 hand this 3rd day of November, 2017.

Lisa Taylor

Linda Hamer

Donna Hankins

Joann Offutt

Trina Frierson

Kenneth Church

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Taylor, Linda Hamer, Donna Hankins, Joann Offutt, Trina Frierson, Kenneth Church, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of November, 2017.

LESLIE GAMBLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206