Bill Garrett Davidson County
Batch# 26233 DEEDWARR
11/16/2017 09:15:00 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20171116-0117667

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
2BInvestments, LLC	2BInvestments, LLC (NAME)	
2001 23rd Ave. N (ADDRESS)	1360 Pond Creek Road (ADDRESS)	081-06-0-379.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Ashland City, TN 37015 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ojarettia D. Owens, Nathaniel Sawyers, Leroy Sawyers, Michael Ray Sawyers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 2BInvestments, LLC, 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 THE SOUTH PART OF LOT NO. 40 AND THE SOUTH PART OF THE EAST PART OF LOT NO. 39 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 16 OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AND DESCRIBED ACCORDING TO A SURVEY MADE BY WM. COLLIER PARRISH, ASSOCIATES, DATED JULY 18, 1963, AS FOLLOWS:

SAID PART OF LOTS ADJOIN AND FRONT TOGETHER 91.5 FEET ON THE NORTH SIDE OF SEIFRIED STREET, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WEST MARGIN OF 23RD AVENUE NORTH, 80 FEET MORE OR LESS TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SANFORD N. SAWYERS AND WIFE, JANNIE H. SAWYERS BY DEED FROM MERL R. EPPSE, AS AGENT AND INDIVIDUALLY, AND WIFE, RUTH D. EPPSE, OF RECORD IN BOOK 3613, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SANFORD N. SAWYERS DIED ON MAY 7, 1983, SURVIVED BY HIS WIFE JANNIE H. SAWYERS. AND FURTHER CONVEYED TO OJARETTE D. OWENS, NATHANIEL SAWYERS, LEROY SAWYERS AND MICHAEL RAY SAWYERS, BY QUITCLAIM DEED FROM JANNIE H. SAWYERS, RESERVING A LIFE ESTATE FOR JANNIE H. SAWYERS, OF RECORD IN INSTRUMENT NO. 20051107-0134908 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 31, 2005 AND RECORDED ON NOVEMBER 07, 2005. THE SAID JANNIE H. SAWYERS DIED 7/18/2013. THE LISTING OF OJARETTE D. OWENS IN SAID QUITCLAIM DEED WAS ERRONEOUS. HER CORRECT NAME IS OJARETTIA D. OWENS.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY GRANTOR, HIS/HER SPOUSE OR OTHER

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 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 2001 23rd 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,

WARRANTY DEED
(Continued)

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 15th day of November, 2017.

Ojarettia D. Owens

Nathanjel Sawyers

Leroy Sawyers

Michael Ray Sawyers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ojarette D. Owens, Nathaniel Sawyers, Leroy Sawyers, Michael Ray Sawyers, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2017.

Notary Public

My Commission Expires:

(SEAL)

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