Bill Garrett Davidson County
Batch# 30959 DEEDWARR
11/29/2017 12:35:36 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20171129-0121745

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

Notary Public
My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Handymen, LLC 401 Center St. Old Hickory, TN 37138	New Owner	064050109.00 & 064050027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tomika Sadler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Music City Handymen, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Revision of Lots 1 - 4, Block "I", Hadley's Bend City, of record in Instrument No. 20051110-0136284, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Ozie B. Winters, Executrix Deed from Daisye S. Ramsey, Executrix of the Estate of Sara Wester, Deceased, as recorded on the 30th day of July, 1990 in Deed Book 8162, Page 400; Quitclaim Deed from Daisye S. Ramsay, Executrix of the Estate of Sara Wester to Ozie B. Winters, as recorded on the 30th day of July, 1990 in Deed Book 8162, Page 398; Quitclaim Deed from Dennis Wright to Daisye S. Ramsay, as Executrix of the Estate of Sara Wesster, as recorded on the 30th day of July, 1990 in Deed Book 8162, Page 396; in the Register's Office of Davidson County, Tennessee. The said Ozie B. Winters died on December 14, 2015 and pursuant to his Last Will & Testament entered into Probate as Case No. 16P80 in the Probate Court for Davidson County, Tennessee, and further recorded in Instrument No. 20161228-0136184, Register's Office for Davidson County, Tennessee, he devised the property to Tomaka Sadler (aka Tomika Sadler) as further conveyed by that certain Affidavit of Inheritance recorded in Instrument No. 20160701-0068014, Register's Office for Davidson County, Tennessee.

This is improved property located at: 211 Capital Street, Nashville, TN 37138

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 6 of Block "I" in the Subdivision of the Hulme Farm, known as Hadley's Bend City, a plat of which Subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918, and recorded on Page 120, of Plan Book 421, said Register's Office.

Being the same property conveyed to Tomika Sadler, by Quitclaim Deed from Jeanette Reans (aka Jeanette Reams), Jessica Rochelle Grizzard, Chateka Brown (aka Shateka Brown), Payton Lee Hamer (aka Peyton Lee Hamer), Jeanette Reams and Aaron C. Gilbert, Jr., as Co-Executors of the Estate of Ozie B. Winters, deceased, of record in Instrument No. 20171117-0118499, Register's Office for Davidson County, Tennessee.

This is improved property located at: 0 Capital Street, Nashville, TN 37138

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2017.

Tomika Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tomika Sadler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of November, 2017.

PATCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____