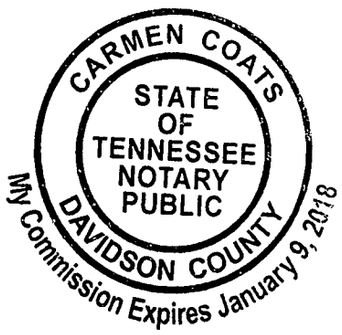
Bill Garrett Davidson County
Batch# 39538 DEEDWARR
12/19/2017 03:08:08 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20171219-0129318

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Successful Survivors, LLC		
P.O. Box 281792	New Owner	081-11-0-371.00
Nashville, TN 37228		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **REGINA B. ANDREWS, UNMARRIED, AND KELLEY H. ANDREWS, JR., MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUCCESSFUL SURVIVORS, INC.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 northerly 1/2 of Lot No. 306 on the Plan of D. T. McGavock and Others Addition (erroneous referenced as D. F. McGavock in prior deeds) of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the easterly margin of Hendershott Street, now known as 16th Avenue N, at a point 50 feet north of the northern margin of Cockrill Street, said lot fronts 50 feet on the east side of Hendershott Street, now known as 16th Avenue N, and extends back eastwardly at right angles to said street between parallel lines 170 feet to an alley; thence southerly along the easterly margin of said alley 50 feet to the northeast corner of the property conveyed to William Guy and wife, Altonia Guy, by deed from Matilda Lloyd of record in the Register's Office for said County; thence along with said Guy's northerly line to the beginning.

Being the same property conveyed to Vassie Clay Andrews by Warranty deed from Joseph H. Rutherford and wife, Mary Della Rutherford of record in Book 5292, page 115, Register's Office for Davidson County, Tennessee, dated May 26, 1978 and recorded on May 31, 1978.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2017.

Regina B. Andrews

Regina B. Andrews

Kelley H. Andrews, Jr.

Kelley H. Andrews, Jr.

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 Regina B. Andrews and Kelley H. Andrews, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021