Bill Garrett Davidson County
Batch# 40416 DEEDWARR
12/21/2017 10:39:50 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171221-0129997

WARRANTY DEED

2017-984

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of December, 2017.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6070 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sovereign Investments, LLC P. O. Box 211 Madison, TN 37115	SAME	06912002100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas E. Gaiter**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sovereign Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3808 Hydes Ferry Road, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Beginning at a nail in the center of Hydes Ferry Pike, North 59 degrees 15 minutes West 75.24 feet to a point; thence leaving said Pike, and along an old fence and tree line, North 46 degrees East 210.67 feet to a stake in the Reynolds line, formerly John Cullins; thence with said line South 32 degrees 55 minutes East 109.1 feet to point in the Burney line (Deed Book 4524, page 423); thence with the common line with Burney, South 57 degrees 29 minutes West 173.4 feet to the point of beginning.

Being the same property conveyed to Moss E. Gaiter and wife, Fannie M. Gaiter (both deceased) and Thomas E. Gaiter, Unmarried, from A. Hazel Wright, Unmarried, by Warranty Deed dated February 16, 1989 and recorded February 22, 1989 in Book 7777, page 124, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property know as 3808 Hydes Ferry Road, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 19th day of December, 2017

Thomas E. Gaiter

State of
County of

Personally appeared before April G. Nichols a Notary Public in and for said me, County and State, the within named Thomas E. Gaiter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of December, 2017.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County