WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2017 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

File # 12771
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3506 Associates, LLC	New owner	07203040500 and 07203040600
(NAME)	(NAME)	
4209 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **March Egerton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **3506 Associates, LLC,** 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:

Land in Davidson County, Tennessee, being Lots 2 and 3 on the Final Plat of Re-Subdivision of Lot 117 Inglewood Place, of record in Instrument Number 20170824-0086988, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to recorded plat for a more comprehensive legal description.

Being a portion of the property conveyed to March Egerton, a married person, by Warranty Deed from Theresa H. Mooneyhan, of record in Instrument No. 20160916-0097511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as lots 2 & 3 Inglewood Place, Nashville, TN 37216
(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.

Bill Garrett Davidson County
Batch# 42379 **DEEDWARR**
12/28/2017 11:04:40 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20171228-0131855

Witness my/our hands this 22nd day of December, 2017.

March Egerton

State of Tennessee
County of Davidson

Personally appeared before me March Egerton, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 12771

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 5, 2021