Bill Garrett Davidson County
Batch# 43102 DEEDWARR
01/02/2018 09:52:51 AM 2 pgs
Fees: $13.00 Taxes: $829.54

20180102-0000145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$229,999.00~~ $224,199.00

Elaine C. Williamson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

WARRANTY DEED

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
Sage William deLisser, unmarried	new owner (NAME)	
1816 15th Avenue N. (ADDRESS)	(ADDRESS)	081-07-0-270.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adeel & Sams Rentals LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sage William deLisser, unmarried, 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 LOT NO. 17 AND THE NORTHERLY 16-2/3 FEET OF LOT NO. 15 ON THE MAP OF NENEE'S SUBDIVISION OF LOT NO. 8 OF THE THOMAS WOODARD PROPERTY, AS OF RECORD IN BOOK 161, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 17 AND PORTION OF LOT NO. 15, FRONT TOGETHER 66-2/3 FEET ON THE EASTERLY SIDE OF THE 15TH AVENUE NORTH, FORMERLY HUTCHISON AVENUE AND RUNS BACK 119.1 FEET, MORE OR LESS, ON THE NORTHERLY LINE, AND 116.4 FEET, MORE OR LESS, ON SOUTHERLY LINE TO AN ALLEY IN THE REAR.
BEING THE SAME PROPERTY CONVEYED TO ROBERT J. PILLOW, EMMA J. PILLOW, LAWRENCE PILLOW, GREGORY K. PILLOW AND FREDERICK L. PILLOW, AS TENANTS IN COMMON BY DEED OF RECORD IN BOOK 4769, PAGE 751; BOOK 6096, PAGE 650; BOOK 7609, PAGE 927; AND BOOK 7611, PAGE 726 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAME ROBERT J. PILLOW HAVING DIED INTESTATE ON MARCH 17, 2006, SURVIVED BY HIS WIFE, EMMA J. PILLOW AND THEIR THREE SONS, THE GRANTORS ABOVE AND AS FURTHER SET FORTH ON THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20150715-0068869, SAID REGISTER'S OFFICE, SETTING FORTH ALL OF HIS HEIRS AT LAW. EMMA J. PILLOW, UNMARRIED, HAVING DIED TESTATE ON FEBRUARY 07, 2015, AND HER LAST WILL DATED AUGUST 4, 2006, WAS DULY ADMITTED TO PROBATE AS SOLVENT ESTATE FOR ADMINISTRATION IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, NO. 15P-876, WHEREIN LETTERS TESTAMENTARY WERE ISSUED UNTO LAWRENCE PILLOW, AND THE EQUAL RESIDUARY BENEFICIARIES ARE HER THREE SONS, AND BEING THE GRANTORS ABOVE. AND FURTHER CONVEYED TO ADEEL & SAMS RENTALS LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM LAWRENCE PILLOW, FREDRICK L. PILLOW AND GREGORY K. PILLOW, SR., INDIVIDUALLY, AND AS ALL OF THE HEIRS AT LAW OF ROBERT J. PILLOW, DECEASED, AND AS ALL OF THE BENEFICIARIES UNDER THE TERMS OF THE LAST WILL OF EMMA J. PILLOW, DECEASED OF RECORD IN INSTRUMENT NO. 20151117-0116715 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 1816 15th Avenue North, 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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 15th day of December, 2017.

Adeel & Sams Rentals LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Adeel & Sams Rentals, L.L.C., the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Adeel and Sams Rentals, L.L.C. as Member.

Witness my hand and official seal, at office, on this the 15th day of December, 2017.

_____
Notary Public

My commission expires: 1/29/2020

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BKW-17-1916