WARRANTY DEED

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 45031 DEEDWARR
01/05/2018 01:54:12 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180105-0001828

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Brenden Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 2017.

Kayla R. Anderson
Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
eman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Kevin Wright	Pinnacle Bank	
(NAME)	(NAME)	
5309 Indiana Ave	150 3RD Ave South 900	91-11-462
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC,A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA KEVIN WRIGHT, SINGLE MAN,** 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 Lot No. 1218 of Block 188 on the map showing Extension of Plat No. 1, West Nashville, of record Plat Book 57, Page 173, Register's Office for said County, to which plan referenced is hereby made for a more complete description. of the property.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by deed from West Nashville Living, LLC, a Tennessee limited liability company. dated April 19, 2017, filed of record on April 20, 2017, in Instrument No. 20170420-0038779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5309 Indiana Ave, Nashville, TN 37209
(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.

Witness my hand this 28th day of December, 2017

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 28 day of December, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

_____
Notary Public