Bill Garrett Davidson County
Batch# 47229 DEEDWARR
01/11/2018 02:07:31 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180111-0003926

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2275HUD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January, 2018

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
D4 Properties, LLC 1103 Bell Grimes Lane Nashville, TN 37207	New owner	041 12 0 01603

WARRANTY DEED

FOR AND IN 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, I/WE,

Gary Semanchik

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D4 Properties, 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 part of Tract No. 7 marked Reserved for Commercial on the Plan of Section I, Bellshire Estates, as of record in Book 2133, Page 125, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 25, 1976, as follows:

BEGINNING on the southerly margin of Bell Grimes Lane at the northeasterly corner of Lot No. 11; thence with the southerly margin of Bell Grimes Lane, eastwardly 200 feet, more or less, to a point which is the southwesterly corner of the intersection of Bell Grimes Lane and a 25 foot Reserved Strip; thence along the westerly margin of said Reserved Strip, South 4 deg. 52' West 223.64 feet to a point; thence South 87 deg. 22' West 201.56 feet to a point; thence northerly with the easterly line of said Lot No. 11, 252.96 feet to the southerly margin of Bell Grimes Lane, to the point of beginning.

Being the same property conveyed to Gary Semanchik by Trustee's deed from C. Tucker Herndon of record in Instrument No. 20110413-0028420 Register's Office for Davidson County, Tennessee, dated 04/08/2011 and recorded on 04/13/2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1103 Bell Grimes Lane, Nashville, TN 37207.

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

Dated this the ~~8th~~ 6th day of January, 2018.

Gary Semanchik

STATE OF FLORIDA
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Gary Semanchik

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at The Villages, (city) Florida, this ~~8th~~ 6th day of January, 2018.

Natalie L Parker
Notary Public

My Commission Expires: March 30, 2019

(Notary Seal)

NATALIE L. PARKER
Notary Public - State of Florida
Commission # FF 215333
My Comm. Expires Mar 30, 2019
Bonded through National Notary Assn.