RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-41519

Warranty Deed

Bill Garrett Davidson County
Batch# 48918 DEEDWARR
01/18/2018 01:47:55 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20180118-0005367

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2018.

Notary Public

My commission expires: 3/19/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lester Tom Vicki A. Tom	New Owners	
406 33rd Avenue North		092-09-0Z-002.00-CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VALU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESTER W. TOM AND VICKI A. TOM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B of The Plan of 406 33rd Avenue Townhouse Association, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of same, of record in Instrument No. 20160114-0003848, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Othe C. Kendrick Sr. and wife, Ruby J. Kendrick by Warranty deed from Floyd R. Easley (as sole heir at law of B.B. Easley, deceased) and wife, Lois Chandler Easley and Pearl S. Easley, as surviving widow of said B.B. Easley, of record in Book 2032, page 291, Register's Office for Davidson County, Tennessee, dated January 4, 1952 and recorded on January 7, 1952.

Being a portion of the same property conveyed to Othe C. Kendrick Sr. by Quitclaim deed from Mary J. Kendrick of record in Book 7570, page 646, Register's Office for Davidson County, Tennessee, dated March 14, 1988 and recorded on June 13, 1988.

Affidavit of Heirship recorded in Instrument No. 20150408-0030753, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Heithcock Construction LLC, a Tennessee Limited Liability Company by Warranty deed from Regina Hinds and Jeanita Hall and George Kendrick and James Darryl Kendrick and Sheila Kendrick and Othe C. Kendrick, Jr. of record in Instrument No. 20150408-0030754 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 08, 2015.

Being the same property conveyed to Valu, LLC by Warranty deed from Heithcock Construction LLC of record in Instrument No. 20170425-0040370 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 25, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 406 33rd Avenue North, Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of January, 2018.

VALU, LLC, a Tennessee Limited Liability Company

Marcus A.T. Mariota, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcus A.T. Mariota with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of VALU, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018