WARRANTY DEED

Bill Garrett Davidson County
Batch# 49479 **DEEDWARR**
01/22/2018 09:23:56 AM 2 pgs
Fees: $13.00 Taxes: $1,727.90

20180122-0006164

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/26/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Home Repair Doctors, LLC	NEW OWNER	104-16-O-141.00
(NAME)	(NAME)	
P. O. Box 4019		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carolyn E. Dailey, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Home Repair Doctors, LLC, a Tennessee limited liabilty company**, hereinafter called the GRANTEE(S), its successors and/or 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 149 on the Plan of Belmont Land Co's Plan, Resubdivision of Lots 1-6 & 20-25, known as Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carolyn E. Dailey and Alice M. Russell by Warranty Deed from Helen C. Hinkle and Mary E. Hinkle, dated January 11, 1972, recorded January 13, 1972 of record in Book 4568, Page 628, in the Register's Office for Davidson County, Tennessee.

The said Alice M. Russell died intestate on 03/31/1977, leaving the said heirs at law of the estate of Alice M. Russell, Deceased. Those heirs being Jessie Mai Martin, William Thomas Russell, James Raymond Russell, Carmen D. Fleming, Archie L. Russell, Laurine O. Russell-Burke, Ruthie L. Russell, Cheryl D. Russell, Carolyn A. Russell-McLemore, Christopher A. Russell, Annie C. Russell, Lisa Russell, Karen J. Russell-Reed, and Alyce Mechelle.

Being the same property conveyed to Carolyn E. Dailey by Quitclaim Deed from Jessie Mai Martin, William Thomas Russell, James Raymond Russell, Carmen D. Fleming, Archie L. Russell, Laurine O. Russell-Burke, Ruthie L. Russell, Cheryl D. Russell, Carolyn A. Russell-McLemore, Christopher A. Russell, and Annie C. Russell, dated 12/21/2017, recorded 12/22/2017 of record in Instrument No. 20171222-0130696, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn E. Dailey by Quitclaim deed from Lisa Russell, dated

12/16/2017, recorded 12/22/2017 of record in Instrument No. 20171222-0130697, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Carolyn E. Dailey by Quitclaim deed from Karen J. Russell-Reed aka Karen Reed, dated 12/16/2017, recorded 12/22/2017 of record in Instrument No. 20171222-0130698, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Carolyn E. Dailey by Quitclaim deed from Alyce Mechelle, dated 12/16/2017, recorded 12/22/2017 of record in Instrument No. 20171222-0130699, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1703 Ashwood Avenue, Nashville, TN 37212
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 18th day of January, 2018.

Carolyn E. Dailey

State of Tennessee
County of Williamson

Personally appeared before me Carolyn E. Dailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of January, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-41046
SMG TN Warranty Deed