Bill Garrett Davidson County
Batch# 51665 DEEDWARR
01/25/2018 03:22:34 PM 2 pgs
Fees: $13.00 Taxes: $619.75
20180125-0008035

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $167,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 23rd day of January, 2018. Notary Public My commission expires: 5/3/21

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TABBS Holdings, LLC	NEW OWNER	
945 National Avenue		071-04-0-049.00
Lexington, KY 40502		

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, **DONNA DALE, MARRIED*,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TABBS HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** 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 Lot No. 308 on the Final Plan of Joywood Heights, Section II, of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bernie William Latham and wife, Mildred Gammons Latham by Warranty Deed from Adkisson Homes, Inc., of record in Book 1556, Page 277, Register's Office for Davidson County, Tennessee, dated November 20, 1947 and recorded on January 10, 1948. The said Bernie William Latham having since died, leaving his wife, Mildred Gammons Latham, as the surviving tenant by the entirety. The said Mildred Gammons Latham died intestate on December 16, 2009, and pursuant to the laws of intestate succession in the State of Tennessee, her interest in the subject property vested in her two daughters, Donna Gayle Latham Dale and Bettye Latham Dixon, as her sole heirs at law, as evidenced by Affidavits of Heirship recorded on August 25, 2011 in Instrument No. 20110825-0065910, Register's Office for Davidson County, Tennessee, and on January 18, 2018 in Instrument No. 20180118-0005182 and Instrument No. 20180118-0005183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Dale by Quitclaim Deed from Bettye Dixon, of record in Instrument No. 20110824-0065563, Register's Office for Davidson County, Tennessee, dated August 2, 2011 and recorded on August 24, 2011.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 known as 2603 Woodyhill Dr., 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 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 23rd day of January, 2018.

Donna Dale

Donna Dale

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

Witness my hand and seal this 23rd day of January, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Ex...