WARRANTY DEED

Bill Garrett Davidson County
Batch# 61840 **DEEDWARR**
02/23/2018 10:59:41 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180223-0017327

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 THE 14th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map and Parcel Numbers
Weist Ventures, LLC	Owner	105-16-44.00 and 105-16-43.00
1934 Seminole Ave.		
Nashville, TN 37211		

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William E. Lydick and wife, Eileen G. Lydick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Weist Ventures, LLC,** a Tennessee Limited Liability Company, 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:

Tract I: 2200 Gladstone Avenue
Land in Davidson County, Tennessee, being part of Lot No. 156 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and further known as Map 105-16, Parcel 43 on the Tax maps for Davidson County, Tennessee.

Being the same property conveyed to William E. Lydick and wife, Eileen G. Lydick by deed from Billy Bowers and wife, Alice Emogene Bowers, of record in Book 7148, page 427, Register's Office for Davidson County, Tennessee.

Tract II: 2121 Gladstone Avenue
Land in Davidson County, Tennessee. being the north 50 feet of Lot No. 156 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southeast intersection of Seminole Avenue and Edison Street; thence with the margin of Edison Street 226 feet to a point in the westerly margin of Gladstone Avenue; thence with the margin of the same southerly 50 feet to a point; thence westerly parallel to the south margin of Edison Street to the easterly margin of Seminole Avenue; thence with the margin of the same northerly to the point of beginning.

Being the same property conveyed to William E. Lydick and wife, Eileen G. Lydick by deed from Mary E. Henson and Elmer Christian, both unmarried, of record in Book 9028, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2121 Gladstone Avenue, Nashville, TN 37211
2200 Gladstone Avenue, Nashville, TN 37211

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/our hands this 14th day of February, 2018.

William E. Lydick

Eileen G. Lydick

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me William E. Lydick and Eileen G. Lydick, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2018.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38543

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021