File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 62789 DEEDWARR
02/27/2018 02:38:01 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20180227-0018417

W & I Ref: (RE) Title No.: 59429
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diana Partington 1539 Birchwood Circle Franklin, TN 37064	New Owner

TAX MAP PARCEL NUMBERS: 09402013500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ranbeth, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diana Partington** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Subdivision of the Electric Car Company's Forty Acres of Land of record in Plat Book 161, page 8, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ranbeth, LLC by Warranty Deed from Raina Turano, unmarried, dated June 9, 2016 and recorded on June 14, 2016 of record in Instrument No. 20160614-0059995, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 161, page 8, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 1813 Electric Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of February, 2018.

Ranbeth, LLC

By: _____
Mark R. Brown, Chief Manager

State of Tennessee

County of Davidson

On this 23rd day of February, 2018, before me the undersigned authority, personally appeared Ranbeth, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Sworn and subscribed before me this 23rd day of February, 2018.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019