WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

File No.: ALW-18-3100-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA DOUGLAS ARTERS and STEFFEN PELLETIER ARTERS	NEW OWNER	11805013300
(NAME)	(NAME)	
3100 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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/WE, **WGH PROPERTIES, LLC**, a Tennessee Limited Liability Company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSHUA DOUGLAS ARTERS AND STEFFEN PELLETIER ARTERS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being part of the L. G. Noel Lands and shown on the Plan of Battlefield Estates, Section No. 1 of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the Southeasterly intersection between Lealand Lane and East Clayton Avenue; thence North 47 degrees 10 minutes East with the Southern line of East Clayton. Avenue, 133.5 feet to an old iron pin in the Western boundary of a lot conveyed to Mrs. Mary Linda Cooper by deed from the Nashville Trust Company of record in Book 962, Page 582, Register's Office for Davidson County, Tennessee; thence South 18 degrees 20 minutes East with said boundary line, 166.3 feet to an iron pin; thence South 87 degrees 15 minutes West, 137.0 feet to an iron pin on the Lealand Lane right-of-way; thence North 10 degrees 30 minutes West with said right-of-way, 75.0 feet to the point of beginning.

Being the same property conveyed to WGH Properties, LLC by Warranty Deed from Mark J. Rohling, an ~~unmaried~~ unmarried man, by and through his Attorney-in-Fact, Clearly Teresa Rohling, recorded on the 13th day of October, 2017 in Instrument No. 20171013-0105415, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Bill Garrett Davidson County
Batch# 69680 DEEDWARR
03/15/2018 01:50:58 PM 2 pgs
Fees: $13.00 Taxes: $1,563.25

20180315-0024610

unimproved ☐
This is improved ☒ property, known as 3100 Lealand Lane, Nashville, TN
(House Number) (Street) (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 GRANTEES, their heirs and 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), 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 hand(s) this 9th day of March, 2018.

WGH PROPERTIES, LLC

BY: TROY STACKHOUSE
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of March, 2018, before me personally appeared TROY STACKHOUSE, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MEMBER of WGH Properties, LLC, the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of March, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES 18-3100