Bill Garrett Davidson County
Batch# 81914 DEEDQC
04/17/2018 01:37:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180417-0036153

Quit Claim Deed

New owner of Tax Bills
Adam Will
109 42nd Avenue
Nashville TN, 37209

PREPARED
~~Recording Requested~~ By Amanda Coaker
Prepared by Amanda Coaker, Grantee
109 42nd Avenue Nashville TN, 37209

Consideration $0

Property Transfer Tax $1

Assessor Parcel Number 103080300.00

Prepared by Amanda Coaker certifies herein that he or she has prepared this deed.

~~OBLIGATOR~~

Signature

Printed Name AMANDA COAKER

This Quit claim deed executed on 4/17/2018 in the county of Davidson, State of Tennessee by Grantor Amanda Coaker whose post office address is 109 42nd avenue, nashville TN 37209 to Grantee Adam Will 109 42nd avenue Nashville TN 37209
current Source of Title #20170602-0054895

See exhibit A for legal description

In witness of whereof, the said Grantor(s) has signed and sealed these presents.

Grantor – Amanda Coaker

Signature of Grantor

Print name of Grantor AMANDA COAKER

Grantee – Adam Will

Signature of Grantee

Print name of Grantee
Adam Will

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
17 Day of April, 2018.
A. Goodman, Deputy Register

Notary Acknowledgement

State of Tennessee

County of Davidson County

ON 4-17-18, before me, Brian W Campbell, a notary public in and for said state, personally appeared, Adam Will, & Amanda Coaker

Who are known to me, to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

Signature of Notary _____

Produced ID

Type of ID. Driver Licence

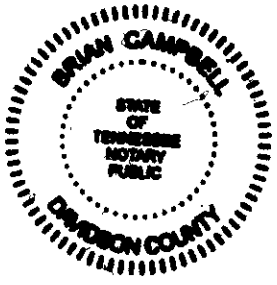


EXHIBIT H

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-17-109-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Will	Simmons Bank	
(NAME)	(NAME)	103-08-0-300.00
109 42nd Avenue N	PO Box 16367	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jonesboro, AR 72403	
(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 consideration, the receipt of which is hereby acknowledged, **BRENDAN H. CHURCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WILL, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Resubdivision Plat of Lots Nos. 1, 2 and 3 of the Paula Diane Godsey, Trustee Property Plan of West End Annex (Plat Book 332, page 61, Register's Office for Davidson County, Tennessee), as of record in Instrument Number 20140910-0082697, 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 Brendan H. Church, unmarried by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0069078 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 15, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record in Plat at Instrument No. 20140910-0082697, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **109 42nd Avenue N, Nashville, Tennessee 37209**.

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), 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.

BILL GARRETT, Davidson County
Trans:T20170046774 DEEDWARR
Recvd: 06/02/17 09:39 2 pgs
Fees:13.00 Taxes:3977.50
[redacted]
20170602-0054895