WARRANTY DEED

Bill Garrett Davidson County
Batch# 83750 DEEDWARR
04/23/2018 02:03:39 PM 2 pgs
Fees: $13.00 Taxes: $577.20

20180423-0038063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flip Flop Properties, LLC	Flip Flop Properties, LLC	09202041700
(NAME)	(NAME)	
732 Piccadilly Row	732 Piccadilly Row	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1768	Antioch, TN 37013-1768	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Flip Flop Properties, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 167, Block 8, on the Plan of Heffernan Place (erroneously shown as Hoffernan in prior deeds) of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustee's, Hiam Family Trust Agreement dated April 22, 2013 from Aubrey Hiam by Quitclaim Deed dated January 7, 2014 of record in Instrument No. 20140108-0001958, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HEFFERNAN PLACE OF RECORD IN PLAT BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 2408 Albion St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (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 GRANTEE, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand this 18th day of April, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1429-16-2408

AUBREY L. HIAM AND DENISE R. HIAM, CO-TRUSTEES, HIAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 22, 2013

Aubrey L. Hiam
Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public for the state and county aforesaid, personally appeared, Aubrey L. Hiam, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Co-Trustee of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013, the within named bargainor, and he as such Co-Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Co-Trustee.

Witness my hand and seal, this 18th day of April, 2018

My Commission Expires: 11-5-19

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115