Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-18-2216B

Bill Garrett Davidson County
Batch# 83753 DEEDWARR
04/23/2018 02:08:45 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20180423-0038067

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2020

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $369,900.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2018. Notary Public My Commission Expires: 7/6/20

Address New Owner As Follows:
John Womack, Jr.
2216 B Wickson Avenue
Nashville, TN 37210

Send Tax Bills To:
new owner

Map-Parcel Number:
119010D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN WOMACK, JR, an unmarried person.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2216 Wickson Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument Number 20170207-0012923, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Village Builders, LLC, a Tennessee limited liability company, by deed from Rickey Lynn Brown and wife, Louan D. Brown, of record as Instrument Number 20161230-0137635, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20161229-0136905, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for 2216 Wickson Avenue, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges, and liens, of record as Instrument No. 20170207-0012923, Register's Office for Davidson County, Tennessee.

4. Easements as reserved in Ordinance BL2002-953, Metropolitan Clerk of Circuit Court, Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2216 B Wickson Avenue, Nashville, TN 37210.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2018.

VILLAGE BUILDERS, LLC,
a Tennessee limited liability company

BY: _____
Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **FRANK E. NEAL, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER** of **VILLAGE BUILDERS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **MEMBER** executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such **MEMBER**.

WITNESS my hand, at office, this 20th day of April, 2018.

(Seal) HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

_____
Notary Public

My Commission Expires: 7-5-21

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