Bill Garrett Davidson County
Batch# 86164 DEEDWARR
04/30/2018 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20180430-0040278

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this 24th day of April 2018. Notary Public My commission expires: 3/3/19
(Notary Stamp)	CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nashvegas Enterprises, LLC	~~Bankorp South Bank~~	081-07-0-477.00
912 Cherry Plum Court	Nashvegas Enterprises, LLC	
Nashville, TN 37215	912 Cherry Plum Court Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Headden Real Estate, LLC, a Wyoming Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Nashvegas Enterprises, LLC a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), its successors 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. 2 on the Plan of Map of the Subdivision of Lot 2 of the Thos. Woodard's Subdivision of record in Plat Book 2, Page 104, 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 Headden Real Estate, LLC by Warranty deed from Mark Woodward Faith Woodward of record in Instrument No. 20160620-0062571 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016 .

SP 11/2015

This is **unimproved** property known as **1903 10th Avenue North, Nashville, TN 37201.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of April 2018.

Headden Real Estate, LLC

BY: _____
Henry H. Headden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Henry H. Headden,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Manager** of **Headden Real Estate, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of April 2018.

_____
Notary Public

My Commission Expires: 11/19/2018

SolomonParks File No. 18-001112-525

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SP 11/2015

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

