Bill Garrett Davidson County
Batch# 91385 DEEDWARR
05/14/2018 09:53:05 AM 2 pgs
Fees: $13.00 Taxes: $5,124.50
20180514-0045702

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $1,385,000.00

Affiant

Subscribed and sworn before me this the 11th day of May, 2018.

Notary Public
My commission expires: 11/17/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Sennett	New Owner	118-02-0 225.00
926 Burchwood Ave		
Nashville, TN 37216		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONEDEROSA ENTERPRISES, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE SENNETT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 and the northerly 25 feet of Lot No. 70 in the Plan of George I. Waddey's Subdivision of Westwood, as shown on plat of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to Conederosa Enterprises, Inc. by Deed from La Loca, LLC, dated 02/13/2015, of record in Instrument No. 20150223-0015431, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2714 Westwood Dr, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of May, 2018.

Conederosa Enterprises, Inc

By: Mickey Cones, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mickey Cones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a Corporation, and that himself, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Mickey Cones as such President.

Witness my hand and official seal this 11th day of May, 2018.

Notary Public

My Commission Expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY