WARRANTY DEED

Bill Garrett Davidson County
Batch# 95746 **DEEDWARR**
05/23/2018 11:18:15 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180523-0049344

I. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: May 08, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathie Bozman	Cathie Bozman	10612001600
(NAME)	(NAME)	
862 Easthagen Drive	862 Easthagen Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oliver and Ally Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cathie Bozman,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 30 on the Plan of Murfreesboro Road Industrial Subdivision, Section Four, as of record in Book 3842, Page 197, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oliver and Ally Properties, LLC, a Tennessee Limited Liability Company by deed dated October 16, 2015 from Cedar Creek Rentals, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151020-0106569, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 866 Easthagan Drive, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 21st day of May, 2018.

Oliver and Ally Properties, LLC, a Tennessee Limited Liability Company

By: _____

Gordon Wuthrich, Sole Member

State of Florida
County of Okaloosa

Personally appeared before me, a notary public in and for the state and county aforementioned, **Gordon Wuthrich** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Member** of **Oliver and Ally Properties, LLC, a Tennessee Limited Liability Company** and that he as such **Sole Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Sole Member.**

WITNESS my hand and seal this 21st day of May, 2018.

_____
Notary Public
My Commission Expires: Nov. 16, 2021

SUMMER S DERRY
Commission # GG 161233
Expires November 16, 2021
Bonded Thru Budget Notary Services

File No.: 18-Bozman