Bill Garrett Davidson County
Batch# 99840 DEEDWARR
06/04/2018 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180604-0053022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.19.21 (AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

A-AD-18-1716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
P & P Development LLC, a Tennessee Limited Liabilty Company	**New Owner**	
(NAME)	(NAME)	
1619 Graybar Lane	P. O. Box 159342	**081-02-0-098.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville Tn 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANCHORED DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **P & P DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 60 on the Plan of Buena Vista Heights Addition of record in Book 161, Page 19, 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 Gatna, LLC by Quitclaim Deed from Alvin C. Juma, a married man of record in Instrument No. 20110107-0002103 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 07, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Josh Hellmer, married and Charles McTorry, married by Warranty Deed from Gatna LLC, a Tennessee limited liability company of record in Instrument No. 20180328-0028908 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 28, 2018. (Value or consideration as shown in aforementioned deed $412,000.00.)

Being the same property conveyed to Anchored Developments LLC, a Tennessee Limited Liability Company by Warranty Deed from Josh Hellmer and Charles McTorry of record in Instrument No. 20180412-0034630 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 12, 2018.

This conveyance is subject to:
- Taxes 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1716 McKinney Ave., Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31 DAY OF MAY, 2018.

Anchored Developments LLC, a Tennessee Limited Liability Company

BY: _____
Parker McCracken
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of ANCHORED DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal