Bill Garrett Davidson County
Batch# 99870 DEEDWARR
06/04/2018 01:47:40 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180604-0053064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

Subscribed and sworn to before me this 30TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste. B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle C. Anderson and Corrie D. Anderson, husband and wife	new owner (NAME)	
653 James Ave (ADDRESS)	(ADDRESS)	091-05-0-009.00
Nashville TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Home Repair Doctors, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kyle C. Anderson and Corrie D. Anderson, husband and wife, hereinafter called the Grantees, their heirs 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 UNIT A, 653 JAMES AVENUE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN IN EXHIBIT B, OF RECORD IN INSTRUMENT NO. 20170208-0013025, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO HOME REPAIR DOCTORS, LLC FROM AY RENTALS, LLC, OF RECORD BY INSTRUMENT NO. 20161123-0123565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 653 A James Avenue, Nashville, TN 37209
(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 hand(s) this 30th day of May, 2018.

WARRANTY DEED
(Continued)

Home Repair Doctors, LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Home Repair Doctors, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said Home Repair Doctors, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal, at office, on this the 30th day of May, 2018.

_____
Notary Public

My commission expires: 1/29/2020

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste. B
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VREES-18-653