WARRANTY DEED

Bill Garrett Davidson County
Batch# 100295 DEEDWARR
06/05/2018 09:49:59 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180605-0053526

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $240,000.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2018.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christian Sedelmyer	SAME	092-06-0-619.00
721 25TH AVENUE NORTH	524 Foothill Drive	
NASHVILLE, TN 37208	Nashville, TN 37217	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **McClish Properties, LLC,a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christian Sedelmyer,** ~~his~~ an unmarried man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, of record in Plat Book 421, Page 66, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to McClish Properties, LLC, from James R. Conley and wife, Hellena R. Conley, by Warranty Deed on October 20, 2016, of record in Instrument Number 20161028-0114233, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as: **721 25th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WR-18-721

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 our hands this June 1, 2018.

McClish Properties, LLC

By Devan McClish, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Devan McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument), **MCCLISH PROPERTIES, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office this 1st day of June, 2018.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY