WARRANTY DEED

Bill Garrett Davidson County
Batch# 104966 DEEDWARR
06/15/2018 10:06:13 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20180615-0057677

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires: 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Miller	NEW OWNER	82076023300
(NAME)	(NAME)	
4402 Colorado Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Darrell K. Dansby, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin Miller,** 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. 7 on the plan of R.D. Goodlett, et als, Resubdivision of Lots 33-40, inclusive of Dr. V.S. Lindsley's Addition to Edgefield, of record in Book 57, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darrell K. Dansby, LLC, a Tennessee Limited Liability Company, from Darrell K. Dansby by Quitclaim Deed of record in Instrument No. 20180517-0047331, Register's Office for Davidson County, Tennessee, and further see Affidavits of Heirship of record in Instrument No. 20180615005676 75 and Instrument No. 20180615005676 76, said Register's office.

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

unimproved ☐

This is improved ☐ property, known as 707 N 2nd St., Nashville, TN 37027
(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 14th day of June, 2018.

Darrell K. Dansby, LLC

Admin Member

By: EnGedi Real Estate, GP, Benjamin J. Lapp, Admin Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Benjamin J. Lapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin Member of EnGedi Real Estate, GP, and that he as such Admin Member executed the name of of the Partnership by himself as Admin Member.

WITNESS my hand and seal this 14th day of June, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File No.: 13033

State of Tennessee
County of Williamson

On this the 14th day of June, 2018, before me, personally appeared Benjamin J. Lapp, Admin Member of EnGedi Real Estate, GP. as Member of Darrell K Dansby, LLC, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of June, 2018.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020