WARRANTY DEED

Bill Garrett Davidson County
Batch# 106128 **DEEDWARR**
06/19/2018 09:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180619-0058746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Now Investments, LLC	New Owner	
(NAME)	(NAME)	
3427 Amanda Ave.		130-01-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JULIA ASHLOCK BIRMINGHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE NOW INVESTMENTS, LLC**, 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. 40 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for said County.

Said Lot No. 40 fronts 85 feet on the North side of Allendale Drive and runs back between lines, 152.6 feet on the Easterly line and 179.6 feet on the Westerly line to a dead line in the rear on which it measures 105.4 feet.

Being the same property conveyed by Quitclaim Deed from Julia R. Funderburk Ashlock, convey my one-half undivided interest to Julia Ashlock Birmingham, as recorded on the 16th day of September, 1986 in Deed Book 6980, Page 61 and Warranty Deed from William T. Hutton and wife, Jo Anne Hutton to Mrs. Julia R. Funderburk Ashlock, a femme sole and Mrs. Julia Ashlock Birmingham, a femme sole, with each having a right of survivorship in the other's one-half interest, as recorded on the 9th day of November, 1966 in Deed Book 4075, Page 947, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 112 Allendale Drive, Nashville, TN 37205
(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 hand this 18 day of June, 2018

JULIA ASHLOCK BIRMINGHAM, BY: ANTHONY M. BIRMINGHAM, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of June, 2018, before me personally appeared Anthony M. Birmingham, to me known to be the person who executed the foregoing instrument on behalf of Julia Ashlock Birmingham and acknowledged that he executed the same as the free act and deed of Julia Ashlock Birmingham.

Witness my hand and official seal at Nashville, Tennessee this 18 day of June, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public