6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 110329 **DEEDWARR**
06/29/2018 08:23:07 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180629-0062824

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF **JUNE, 2018.**

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

I. DYKE TATUM, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paty Construction, LLC.	Paty Construction, LLC.	10613010200
(NAME)	(NAME)	
1401 Dallas Avenue	1401 Dallas Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5917	Nashville, TN 37212-5917	
(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, **Niwot Partners, LLC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paty Construction, 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. 30 A on the plan of a revision of part of Woodycrest, Section One of record in Plat Book 2083, Page 3, Register's Office for Davidson County, Tennessee.

Being Part of the same property conveyed to Niwot Partners, LLC., by deed dated January 16, 2013 from Fletcher Lance of record in Instrument No. 20130118-0006159, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Fletcher Lance by deed dated October 8, 2007 from Citimortgage, Inc. of record in Instrument No. 20071022-0124721, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2038 Hutton Drive, Nashville, TN 37210
(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 **26th** day of **June, 2018.**

Niwot Partners, LLC

By: _____
Robert Fletcher Lance, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Robert Fletcher Lance** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Member** of **Niwot Partners, LLC.,** and that he as such **Sole Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Sole Member.**

WITNESS my hand and seal this 26th day of June, 2018.

_____
Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18-Paty

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN