(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-23-20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 112315 DEEDWARR
07/03/2018 11:56:35 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20180703-0064455

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: AGL-18-300-35TH

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SDNASHVILLE REAL ESTATE GROUP, LLC	NEW OWNER	09213037200
(NAME) PO BOX 9398	(NAME) PO BOX 9398	
(ADDRESS) RANCHO SANTE FE, CA 92067	(ADDRESS) RANCHO SANTE FE, CA 92067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAJUANA TORAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SDNASHVILLE REAL ESTATE GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 106 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County, as follows:

Said Lot No. 106 fronts 57 feet on the Easterly side of Woodfin Street or 36th Avenue North and runs back between parallel lines with the Northerly margin of Nevada Avenue, formerly, 3rd Avenue, 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Aaron Toran to Dajuana Toran, as recorded on the 13th day of March, 2014 in Instrument No. 20140313-0021097 and Installment Deed from N.T. Clinton and wife, Ruby Clinton to Aaron Toran, as recorded on the 23rd day of July, 1964 in Deed Book 3793, Page 448, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 35TH AVE N, NASHVILLE, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 29th day of June, 2018.

DAJUANA TORAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAJUANA TORAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2018.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171