WARRANTY DEED

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

File # 13270

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 6th day of July 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
Heithcock Construction, LLC	NEW OWNER	07114000500
(NAME)	(NAME)	
1210 Longstreet Cir		Bill Garrett Davidson County Batch# 113394 DEEDWARR 07/09/2018 11:56:28 AM 2 pgs Fees: $13.00 Taxes: $777.00
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180709-0065987

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, I/WE, **View Lots A/B, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heithcock 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. 31 on the Plan of Weakley& Dodd's Subdivision, of record in Plat Book 57, Page 126, Register's Office for said County, superceded and replaced by subdivision of Lots 31, 32 and 33 of the Weakley & Dodd's Subdivision plan of record in Plat Book 6050, Page 581, Register's Office for said County

Being the same property conveyed to View Lots A/B, LLC from Venson McEwen by Quitclaim Deed of record in Instrument No. 20180404-0031716, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 121 Fern Avenue, Nashville, TN 37207
(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 6th day of July, 2018.

View Lots A/B, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for state of county aforesaid, personally appeared J. W. Barret with whom I personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of View Lots A/B, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of View Lots A/B, LLC by himself as MEMBER.

WITNESS my hand and seal this 6th day of July, 2018.

Notary Public
My Commission Expires:

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KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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