PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

FOR OFFICIAL USE

Bill Garrett Davidson County
Batch# 118796 DEEDWARR
07/20/2018 09:41:48 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20180720-0070857

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$282,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 19, 2018.**

Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**18-0218**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carissa N. Miller	**Churchill Mtg. Corp.**	**72-12-210**
(NAME) **1704 Litton Ave**	(NAME) **761 Old Hickory Blvd. Ste. 400**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Brentwood, TN 37027**	
(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, **A2Z Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carissa N. Miller, an single woman,** 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. 108 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for said County.

Said Lot No. 108 fronts 50 feet on the southerly side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to A 2 Z Properties, LLC, by Quitclaim Deed from Amanda L. Tidmore, unmarried, dated April 29, 2015, filed of record in Instrument No. 20150430-0038672, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1704 Litton Ave, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **July, 2018**.

A2Z Properties, LLC

Amanda Tidmore, Sole Member

By: Amanda Tidmore, Sole Member

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Amanda Tidmore, whom I am personally acquainted and who upon her oath acknowledged herself to be the Sole Member of A2Z Properties, LLC, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of A2Z Properties, LLC.

WITNESS my hand and official seal on **7/19/2018**.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY