Warranty Deed

Bill Garrett Davidson County
Batch# 119159 **DEEDWARR**
07/23/2018 10:25:06 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20180723-0071372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $393,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2018

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers
Serge Joshua Bermudez Amanda Marie Bermudez	New Owner	
702 Newhall Drive		083-11-0-112.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MYERS PROPERTIES TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SERGE J. BERMUDEZ AND AMANDA BERMUDEZ, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: +Marie

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myers Properties TN, LLC, a Tennessee limited liability company by Warranty deed from Todd Altic, unmarried and Anna Altic, unmarried of record in Instrument No. 20131118-0118909 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 18, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 702 Newhall Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2018.

MYERS PROPERTIES TN, LLC, A TENNESSEE LIMITED LIABLITY COMPANY

By: Member/Manager
Name: Daniel T. Myers
Title: Member/Manager

By: Member/Manager
Name: Ann T. Myers
Title: Member/Manager

STATE OF IOWA
COUNTY OF Woodbury

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel T. Myers and Ann T. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members/Managers of Myers Properties TN, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2018.

Notary Public

My Commission Expires: 4-11-20

AMY JO MARTIN
Commission Number 783567
My Commission Expires
April 11, 2020