WARRANTY DEED

Bill Garrett Davidson County
Batch# 119641 DEEDWARR
07/24/2018 11:20:27 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180724-0072064

File No.: AGL-18-444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TANYA L. ARBOGAST DAVIDSON COUNTY My Commission Expires 05-06-2019

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
WINGROVE HEIGHTS 18, GP	New Owner	105-11-038.00
(NAME)	(NAME)	
513 3rd Avenue S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(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, **UNIVERSITY HEIGHTS REALTY, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WINGROVE HEIGHTS 18, GP**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Rains Heights, as of record in Book 2663, Page 85, Register's Office for said County.

Being the same property conveyed to University Heights Realty, Inc., a Tennessee Corporation by Warranty Deed from James Roberts, a married person, recorded on the 28th day of March, 2003 in Instrument No. 20030328-0040697, 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 444 WINGROVE, NASHVILLE, TN 37203
(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 19th day of July, 2018.

UNIVERSITY HEIGHTS REALTY, INC.

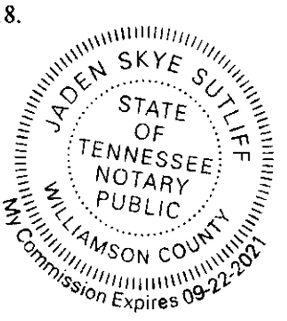
BY: STEVEN W. POWERS
ITS: SECRETARY

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of July, 2018, before me personally appeared STEVEN W. POWERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SECRETARY of UNIVERSITY HEIGHTS REALTY, INC., the within named bargainor, a corporation, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires:



RETURN TO:

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