Bill Garrett Davidson County
Batch# 121382 DEEDWARR
07/27/2018 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20180727-0073327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

R-BR-18-1501

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna Martin	**FirstBank**	
(NAME)	(NAME)	
1501 Elliston Street	**318 Seaboard Lane, Suite 205**	**53-3-307.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Franklin, TN 37067**	
(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 consideration, the receipt of which is hereby acknowledged, **5 DOGS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA MARTIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 230, on the Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to 5 Dogs Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kara Knecht, a single woman, recorded July 31, 2017 in Instrument No. 20170731-0077199 and further being the same property conveyed to Kara Knecht by Warranty Deed from William L. Edwards and wife, Donna L. Edwards, recorded October 6, 2015 in Instrument No. 20151006-0102041, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plans of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
- Easement for Utilities with Ingress and Egress for servicing as set out in Deed of record in Book 2028, Page 474, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2028, Page 454, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6845, Page 229, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20020708-0081938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151006-0102041 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Elliston Street, Old Hickory, Tennessee 37138.**

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), 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 the 25th DAY OF JULY, 2018.

5 Dogs Properties, LLC

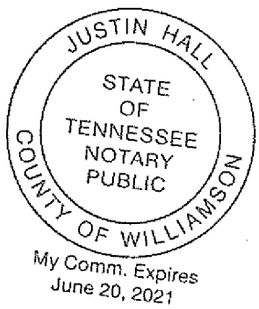
BY:_____
Mark Rothschild
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 5 DOGS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2018.

_____
Notary Public
My Commission Expires: 6/20/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY