WARRANTY DEED

Bill Garrett Davidson County
Batch# 126340 **DEEDWARR**
08/08/2018 10:34:00 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20180808-0077961

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

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. Sevilla Laura C. Hardy	New Owner	091-05-1 A 002.00 CO
(NAME)	(NAME)	
668 B James Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Seven Nine Investments, LLC,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew R. Sevilla, an unmarried man and and Laura C. Hardy an unmarried woman, as joint tenants,** 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 Unit No. B on the Plan of Homes at 668 James Avenue as described in Exhibit "B" in the declaration of covenants, conditions and restrictions for Homes at 668 James Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171019-0107288, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Seven Nine Investments, LLC by deed of record in Instrument 20170803-0079449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 668 B James Avenue, Nashville, TN 37209
(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 31st day of July, 2018.

Seven Nine Investments, LLC

By: Gary B Fisher

Gary B. Fisher, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary B. Fisher, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Seven Nine Investments, LLC, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2018.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: August 16, 2020

File No.: 21496

