(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

Bill Garrett Davidson County
Batch# 129769 **DEEDWARR**
08/16/2018 11:04:47 AM 2 pgs
Fees: $13.00 Taxes: $604.40

20180816-0081261

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nisha and Ricky Properties LLC 915 Robert Rose Dr. Apt 527 Murfressboro, TN 37129	New Owner	091-05-0-044.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Catherine Pack (Johnson) Downs, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nisha and Ricky Properties LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Moss-Wood Subdivision, Section Three, as of record in Book 3106, Page 90, Register's Office for said County.

Said Lot No. 46 fronts 54.0 feet on the Westerly side of Ries Avenue and extends back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Catherine Pack (Johnson) Downs by Other Deeds dated 09/02/2010 from Eva C. Lee, as Executrix for the Estate if Marjorie L. Johnson, admitted to the Probate Court for Davidson County, Tennessee, Docket No. 10 P 654, on 5/19/2010 of record in Instrument 201012300103875, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Catherine Pack (Johnson) Downs by Correction Deed dated 01/14/2011 from Eva C. Lee, as Executrix for the Estate if Marjorie L. Johnson, admitted to the Probate

Court for Davidson County, Tennessee, Docket No. 10 P 654, on 5/19/2010 of record in Instrument 201101190004967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 627 Ries Avenue, Nashville, TN 37209

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 hand(s) this the 15th day of August, 2018.

Catherine J. Downs

Catherine J. Downs

Joseph W. Downs

Joseph W Downs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Catherine J Downs and Joseph W Downs, 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 within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of August, 2018.

Jennifer D Stacey

Notary Public

My Commission expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY