Bill Garrett Davidson County
Batch# 131786 DEEDWARR
08/21/2018 03:22:53 PM 2 pgs
Fees: $13.00 Taxes: $1,328.30
20180821-0082968

Warranty Deed

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 20, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $359,000.00. Affiant Subscribed and sworn to before me, this the 17th day of August, 2018. Notary Public My commission expires: 6/20/21

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:
Christopher Ryan Hetzner	new owner	
803 21st Avenue North		092-07-0-145.00
Nashville, TN 37208		

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, **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER RYAN HETZNER, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.B Davis Subdivision of record in Plat Book 57, Page 96, and in Book 161, page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but specifically excluded there from is that portion of said property lying 50 feet Easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company, of record in Book 4319, page 138, Register's Office for Davidson County, Tennessee.

Said property being more particularly described as follows:

Said part of Lot No. 2 fronts 33-1/2 feet on the Westerly side of 21st Avenue North, formerly Tweed Street, and runs back between parallel lines 100 feet, more or less, to a dead line, measuring 33-1/2 feet thereon.

Being a portion of the same property conveyed to 21st Avenue North, LLC, a Tennessee limited liability by Special Warranty deed from Felicia A. Pratt and Myles Owens, IV of record in Instrument No. 20160517-0049289 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on May 17, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-TWO-18-803

Being a portion of the same property conveyed to Grant Ventures, LLC, a Tennessee limited liability company by Quitclaim deed from 21st Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20171004-0101825 Register's Office for Davidson County, Tennessee, dated October 03, 2017 and recorded on October 04, 2017.

Being a portion of the same property conveyed to Grant Ventures, LLC, a Tennessee limited liability company by Quitclaim deed from Grant Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20180514-0045972 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

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 803 21st Avenue North, Nashville, TN 37208, 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 17th day of August, 2018.

Grant Ventures, LLC, a Tennessee Limited Liability Company

Louise Gilchrist Grant, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Louise Gilchrist Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Grant Ventures, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commiss... 05-02-2022