Bill Garrett Davidson County
Batch# 131802 DEEDWARR
08/21/2018 03:40:20 PM 2 pgs
Fees: $13.00 Taxes: $967.55
20180821-0082999

Warranty Deed

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $261,500.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2018. Notary Public My commission expires: 1-3-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brite Solutions, Inc.	New Owner	
2855 US Highway 64		083-07-0-048.00
Eads, TN 38028		

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, **NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION,** 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. 20 on the Plan of Subdivision of Robert E Power Lands of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Donelson, IV, unmarried by Warranty deed from Gilbert E. Bailey, unmarried of record in Instrument No. 20140923-0087522 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

Being the same property conveyed to NashvilleRealtyGroup.com, LLC, a Tennessee limited liability company by Quitclaim deed from John Donelson, IV of record in Instrument No. 20140923-0087523 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

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 810 Powers Avenue, Nashville, TN 37206, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CL-18-810 H

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 15th day of August, 2018.

NashvilleRealtyGroup.Com, LLC

John Donelson, IV, Authorized Agent

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 John Donelson, IV, 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 Agent of NashvilleRealtyGroup.com., a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021