NEW OWNER:

Renee Anzivino
310 Duke Street
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0504

071-08-0-050.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 134209 **DEEDWARR**
08/28/2018 02:16:40 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20180828-0085295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BUILDING COMPANY NUMBER 7, INC.** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RENEE ANZIVINO** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 65 and the Northerly part of the Westerly one-half of Lot No. 50, on the Plan of J. B. Haynie's Oriental Plan, of record in Plat Book 161, Pages 26 and 27, in the Register's Office of Davidson County, Tennessee.

Said parts of said lots front together approximately 50 feet on the Southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which is measures approximately 50 feet.

Being the same property conveyed to Building Company Number 7, Inc. by Warranty Deed from Quiet Capital, LLC of record in Instrument No. 20170522-0050428, Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

Being also known as 310 Duke Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **August, 2018.**

BUILDING COMPANY NUMBER 7, INC.

BY: MATT MILLSAP, PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MATT MILLSAP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that HE is PRESIDENT of BUILDING COMPANY NUMBER 7, INC. , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 24th day of **August, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **345,000.00** .

Amy Dieterle

AFFIANT

Sworn to and subscribed to before me this 24th day of **August, 2018**.

Rwalters

NOTARY PUBLIC

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY