This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Bill Garrett Davidson County
Batch# 135256 DEEDWARR
08/30/2018 02:08:38 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20180830-0086175

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **T AND L HOMES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOBILE HOME PARTNERS OF TN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF BEATRICE HEIGHTS OF RECORD IN PLAT BOOK 5190, PAGE 444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO T AND L HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM BEATRICE M. CAYCE, A WIDOWED WOMAN, RECORDED ON OCTOBER 2, 2006, OF RECORD IN INSTRUMENT NO. 20061002-0121662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 717-719 VIRGINIA AVENUE, NASHVILLE, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of August, 2018.

T AND L HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
TOMMY SWINT, MANAGER/MEMBER

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tommy Swint, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of T and L Homes, LLC, the within named, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as president (or other authorized officer).

DONE at offices in Hendersonville, Tennessee, on this the 27th day of Aug., 2018.

_____
NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

_____
Affiant

Subscribed and sworn to before me, this the 27th day of August, 2018.

_____
NOTARY PUBLIC
My commission expires: 9/25/19

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
Mobile Home Partners of TN
P.O. BOX 1516
FRANKLIN, TN 37065-1516

Send Tax Bills To:
New Owners

MAP/PARCEL: 061 100/214.00