Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

**This document prepared by (and after recording return to):**
**Name:** **William Davis, Attorney, P.C.**
**Address:** **219 Ward Circle, Ste 6**
**City, State, Zip:** **Brentwood, TN, 37027**
**Phone:** **615-369-0039**
**File Number:** **WWD-3529**

Karen Y Johnson Davidson County
Batch# 138444 **DEEDWARR**
09/10/2018 02:13:50 PM 2 pgs
Fees: $13.00 Taxes: $673.40
20180910-0089605

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul N. Worley, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **DLH Properties, LLC, a Tennessee limited liability company**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, and 3 on the Map of J. G. Grissom's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, April, 1939, as follows:

Beginning on the southerly margin of Wheeler Aveue at a point 188 feet East of the easterly margin of the Nolensville Road being the northeast corner of the lot marked "Waller Lot"; thence with the easterly line of the said "Waller Lot", southwardly 73.9 feet to a post; thence South 31 degrees 10 minutes East 144 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, northwardly 196.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, westwardly 76.1 feet to the beginning.

Being the same property conveyed to Paul N. Worley, married, by Warranty Deed from Adventure Home Solutions, LLC, a Nevada limited liability company, dated 08/07/2015 and filed for record on 08/10/2015 in Instrument Number 20150810-0079388, Register's Office for Davidson County, Tennessee.

This is improved property also known as 311 Wheeler Avenue, Nashville, Tennessee, 37211.

Map and Parcel: 13306016000

Said property was never the residence of Grantor or his spouse.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 28th day of August, 2018.

Paul N. Worley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul N. Worley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2018.

NOTARY PUBLIC

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$182,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of August, 2018.

Affiant

NOTARY PUBLIC

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

My commission expires:

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| DLH Properties, LLC | New Owner |
| 1913 Lone Oak Circle | |
| Nashville, TN 37215 | |