THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817256** Karen Y Johnson Davidson County Batch# 141020 **DEEDWARR** 09/17/2018 08:36:35 AM 2 pgs Fees: $13.00 Taxes: $1,776.00 20180917-0091663	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2018. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Bryan Billips 1510 Elmwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 382.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayfield Inc. Profit Sharing Plan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Billips, a married man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 71 on the Plan of Belmont Land Company's property called "Belmont Heights", of record in Book 421, Page 34, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 71 fronts 50 feet on the Northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Wayfield, Inc. Profit Sharing Plan by Warranty Deed from Donald Aaron Reaville and Sharon Elizabeth Peach, both unmarried, recorded on the 16th day of July, 1998 in Deed Book 11023, Page 360, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PROPERTY CALLED "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1510 Elmwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2018.

Wayfield Inc. Profit Sharing

BY: Wayland Holyfield, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayland Holyfield, with whom I am personally acquainted, and who acknowledged himself to be the President of Wayfield Inc., Profit Sharing Plan, the within named bargainer, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 14th day of September, 2018.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public
My Commission Expires: _____