Karen Y Johnson Davidson County
Batch# 143042 DEEDWARR
09/19/2018 03:30:19 PM 2 pgs
Fees: $13.00 Taxes: $2,375.40
20180919-0093062

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $642,000.00. CJS Affiant Subscribed and sworn to before me, this the 17th day of September, 2018. Notary Public My commission expires: 5-2-22

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:
Casey J Smyth	Fairway Independent Mtg. Corp.	
2229 11th Avenue South, Unit B	4201 Marsh Lane	105133I00200CO
Nashville, TN 37204	Carrollton, TX 75007	

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, **2229 11TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY J SMYTH, A SINGLE MAN**, 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 Unit B, Homes at 2229 11th Avenue South a Horizontal Property Regime with Private Elements, established, Declaration of Covenants, Conditions and Restrictions for Homes at 2229 11th Avenue South, of record in Instrument No. 20180104-0001441, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Willie E. Hatcher, Jr. by Installment deed from Bessie Lou Walton and husband, Anthony Allen Walton, Sr. of record in Book 5398, page 954 Register's Office for Davidson County, Tennessee, dated February 09, 1979 and recorded on February 27, 1979.

Being a portion of the same property conveyed to 2229 11th Ave, LLC, a Tennessee limited liability company by Warranty deed from Willie E. Hatcher, Jr., married of record in Instrument No. 20171129-0121927 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 29, 2017.

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 2229 11th Avenue South, Unit B, Nashville, TN 37204, 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.

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 17th day of September, 2018.

2229 11th Ave, LLC, a Tennessee Limited Liability Company

Jerry "Chip" Ikerd, Authorized Representative

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 Jerry "Chip" Ikerd, 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 Representative of 2229 11th Ave, LLC, 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 company for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2018.

Notary Public

My Commission Expires: 5/3/21

