WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150826 DEEDWARR
10/11/2018 02:11:20 PM 2 pgs
Fees: $13.00 Taxes: $1,798.20

20181011-0100979

File No.: ALW-18-1510B-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER 2018.

Notary Public

MY COMMISSION EXPIRES 09/22/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Ann Cloud, Trustee of the Lori Ann Cloud Living Trust Agreement	New Owner	081123D00200CO
(NAME) 1510 ARTHUR AVENUE, UNIT B	(NAME)	
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **WGH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **Lori Ann Cloud, Trustee of the Lori Ann Cloud Living Trust Agreement dated October 10, 2014, as amended and restated September 22, 2017**, hereinafter called the Grantee(s), their heirs and assigns, that 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 1510 ARTHUR AVENUE, as shown on plat of record in Instrument No. 20171027-0110613, Scrivener's Affidavit recorded in Instrument No. 20171115-0117461, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Elliot Brown to WGH Properties, LLC, as recorded on the 20th day of October 2017 in Instrument No. 20171020-0107798 and part of Warranty Deed from Augustus Bankhead, unmarried to Elliot Brown, as recorded on the 17th day of December 2014 in Instrument No. 20141217-0115103, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1510 ARTHUR AVENUE, UNIT B, NASHVILLE, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons

Witness my/our hand(s) this 9th day of October 2018.

WGH PROPERTIES, LLC, a Tennessee limited liability company

BY: TROY STACKHOUSE
ITS: MEMBER

BY: RYAN STRINGFELLOW
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of October, 2018, before me personally appeared TROY STACKHOUSE AND RYAN STRINGFELLOW, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the MEMBERS of WGH PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainer, a limited liability company, and that they as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of October 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171