Karen Y Johnson Davidson County
Batch# 151671 DEEDWARR
10/16/2018 10:29:18 AM 2 pgs
Fees: $13.00 Taxes: $310.80
20181016-0102350

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $84,000.00.

Affiant

Subscribed and sworn before me this the 12th day of October, 2018.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marshall Watson 211 Capital Street Old Hickory, TN 37138	New Owner	064-05-0 109.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARSHALL WATSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Revision of Lots 1 - 4, Block "I", Hadley's Bend City, of record in Instrument No. 20051110-0136284, in the Register's Office of 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 Music City Handymen, LLC, a Tennessee limited liability company, by deed from Tomika Sadler, dated 11/20/2017, of record in Instrument No. 20171129-0121745, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 211 Capital Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of October, 2018.

Music City Handymen, LLC

By: _____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a limited liability company, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Authorized Representative.

Witness my hand and official seal this 12th day of October, 2018.

My Commission Expires: 9-6-22

_____
Notary Public

