WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155982 **DEEDWARR**
11/02/2018 08:02:48 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20181102-0108581

State of Tennessee)
County of Davidson) 31993

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Melissa Larsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of October, 2018

Stephanie Dome
Notary Public

My Commission Expires:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GARY WOLK & HELEN BARBER (NAME)	NEW OWNERS (NAME)	104-05
105 Bowling Avenue (ADDRESS)	(ADDRESS)	250.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **SABROSA HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY WOLK AND HELEN BARBER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 Lot No. 324 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SABROSA HOLDINGS, LLC, by Deed from HENRY MENGE AND WIFE, PAIGE MENGE, of record in Instrument No. 20171213-0127293, Register's Office for Davidson County, Tennessee.

BEING property known as: 105 Bowling Avenue, Nashville, TN 37205

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **105 Bowling Avenue, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RMY-18-105

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, its hands, this 29th day of October, 2018

SABROSA HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
MICHAEL D. SHMERLING, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, 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 GENERAL PARTNER of **SABROSA HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor(s), and that he as such GENERAL PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2018.

My Commission Expires: 11/5/18

_____ Notary Public

TERESA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY