Karen Y Johnson Davidson County
Batch# 169109 **DEEDWARR**
11/30/2018 12:58:59 PM 2 pgs
Fees: $13.00 Taxes: $458.80

20181130-0116972

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanna Property, LLC	New Owner	149-03-0-11100
(NAME)	(NAME)	
P O. Box 17673		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLWAY HOME IMPROVEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNA PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8B, Zone Lot Division, Lots 7 & 8, Edge-O-Lake Villa, as of record in Book 6900, Page 606, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Allway Home Improvement, LLC by Deed dated November 2, 2018 from Richie Broxton, Sylvia Broxton, Sheila Broxton Parsons, Carol Broxton, Janice Broxton, John Broxton Jr., and Isa Conway, Administrator of the Estate of Lucille J. Broxton, recorded November 09, 2018, in Instrument No. 20181109-0111021, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to John Broxton and wife, Lucille Broxton by Deed dated October 30, 1991 from Harold Reeves and wife, Pamela Reeves, recorded October 31, 1991, in Book 8475, Page 488, in the Official Records of Davidson County, Tennessee.

The said John Broxton and Lucille Broxton died intestate vesting interest in the subject property to their heirs as referenced in the Order to Probate the Estate of Lucille J. Broxton, Docket Number 18P1218, Filed in the Probate Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15106

This *Improved* property is commonly known as: 2452 Scott Valley Drive, Nashville, TN 37217

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 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 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/our hand(s) this 26th day of November, 2018

Allway Home Improvement LLC

By: Isa Conway
Name: Isa Conway
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isa Conway, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Allway Home Improvement, LLC, and that, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office, this 26th day of November, 2018.

Notary Signature
My commission expires: 11-14-21

