Karen Y Johnson Davidson County
Batch# 178543 DEEDWARR
12/27/2018 03:30:47 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20181227-0125657

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 21st day of December, 2018. Notary Public My commission expires:

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:
Porchlight Properties, LLC	New Owner	
1624 Ordway Place		08310004000
Nashville, TN 37206		

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, **BILL FLUM, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORCHLIGHT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lots Nos. 201 and 202 on Map of McEwen Place, as of record in Book 332, Page 133, of the Register's Office for said County, Said Lots Nos. 201 and 202 front together 60 feet on the Westerly side of 17th street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Billy C. Tillman and wife, Dorothy Ezell Tillman by Warranty deed from Jack Tillman and wife, Mary Elizabeth Sellers Tillman of record in Book 1557, page 352, Register's Office for Davidson County, Tennessee, dated January 20, 1948 and recorded on January 21, 1948.

Being the same property conveyed to Pamela Marie Tillman by Quitclaim deed from Billy C. Tillman of record in Book 8803, page 879, Register's Office for Davidson County, Tennessee, dated November 03, 1992 and recorded on December 03, 1992.

Pamela Marie Tillman having since died. Affidavit of Heirship in Furtherance of Title of record at Instrument No. 20181031-01070809 names Ann Tillman Husband, John Williams, Ann Williams Ross and Thomas D. Tillman as the surviving heirs.

Being the same property conveyed to Bill Flum by Warranty deed from Ann Tillman-Husband, Thomas D. Tillman, John Williams and Ann Williams-Ross, the heirs at law of Pamela Marie Tillman of record in Instrument No. 20181031-0107810 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 31, 2018.

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 404 North 17th Street, Nashville, TN 37206, 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 21st day of December, 2018.

Bill Flum

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 Bill Flum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of December, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022