WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/21/22

(AFFIX SEAL)

EILEEN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeremy C. Herod	Same	136 14 0 165.00
(NAME)	(NAME)	
710 Holder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shellville, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy C. Herod, an unmarried man** , 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:

Land in Davidson County, Tennessee, being Lot No. 2A, Zone Lot Division, Lots Nos. 2, Harbor Gate, Section 3, of record in Plat Book 8250, page 549, amending Plat Book 6050, page 179, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same lands conveyed to Shellville, LLC from Levi R. Self by Warranty Deed dated August 28, 2015 and recorded September 02, 2015 as Instrument No. 20150902-0089225, in said Register's Office for Davidson County, Tennessee.

Further known as: 710 Holder Drive, Nashville, TN 37217

Parcel Id(s): 136 14 0 165.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 710 Holder Drive, Nashville, TN 37217

File Number: 1811-0854

Karen Y Johnson Davidson County
Batch# 181048 DEEDWARR
01/07/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $545.75
20190107-0001378

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 our hands this 4th day of january, 2019

Shellville, LLC

BY: _____

Sheldon Rifkowitz
Representative

STATE OF Tennessee

County OF Dekalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheldon Rifkowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Representative, and is authorized to execute the instrument on behalf of Shellville, LLC, the within named bargainor, and that he/she as such Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Representative.

Witness my hand and official seal, this the 4th of January, 2019.

Eileen Smith
Notary Public

My Commission Expires: 8/27/22

(SEAL)

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

File Number: 1811-0854

True Copy Certification

I, Deanna D. Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)