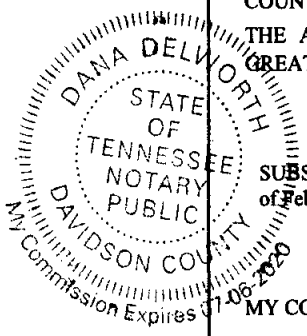
545,000

Karen Johnson Davidson County
Batch# 195700 DEEDWARR
02/15/2019 09:14:23 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50

20190215-0014169



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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
Rebecca Sigler	New Owner	105-05-0-375
(NAME)	(NAME)	
1025 Summit Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

1025 SUMMITT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

REBECCA A. SIGLER,

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 the westerly 41 feet of Lot Number 1 on the Map of Jones and Dudley's Addition, a plan of which is of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 41 feet on the South side of Summit Avenue and extends back between parallel lines, and with the easterly side of Eleventh Avenue South, 151 feet to an alley.

Being the same property conveyed to 1025 Summitt, LLC, a Tennessee Limited Liability Company by Deed dated January 9, 2015 from Tommy L. Thomas and Gillian Eftekhari- Thomas, recorded January 13, 2015, in Instrument Number 20150113-0003602, in the Official Records 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.

This *Improved* property is commonly known as: 1025 Summit Avenue, Nashville, TN 37203

LT&E File #15369

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LLC-19-1025

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 8th day of February, 2019

1025 Summitt, LLC, a Tennessee Limited Liability Company

By: _____
Evan Brooks Laich, Sole Member

STATE OF California
COUNTY OF Los Angeles

Before me, Nadezhda Tirmenova, Notary Public of the state and county mentioned, personally appeared Evan Brooks Laich, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 1025 Summitt, LLC, the within named bargainor, a Limited Liability Company, and that such Evan Brooks Laich as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in California, this 8th day of February, 2019.

Nadezhda Tirmenova
Notary Signature

Printed Name: Nadezhda Tirmenova

My commission expires: 02-16-2022

NADEZHDA TIRMENOVA
COMM. #2231430
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 02/16/2022

LT&E File #15369

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and ~~sworn to (or~~ affirmed) before me on this Eighth

day of February, 2019, by Evan Brooks Laich

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

NADEZHDA TIRMENOVA
COMM. #2231430
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 02/16/2022

Signature Nadezhda Tirmenova

Description of Attached Document

Type or Title of Document
Warranty Deed

Document Date
02-08-2019

Number of Pages
02 (two) pages

Signer(s) Other Than Named Above
none

DSG 3018 CA (Rev 02-2/15)