Karen Johnson Davidson County
Batch# 210345 DEEDWARR
03/27/2019 09:15:35 AM 2 pgs
Fees: $13.00 Taxes: $1,515.15
20190327-0027477

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2019

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Please Rot

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew W. Deweese and Elizabeth M. Deweese	First Tennessee Bank National Association	61-11-329
(NAME)	(NAME)	
1012 B Virginia Avenue	12195 Metro Parkway, Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Fort Myers, FL	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190117

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, I/we, **Titan Investments, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew W. Deweese and Elizabeth M. Deweese**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 2 on the Plat of Replat of Lot 26 Maplewood Manor of record in Instrument No. 20161011-0107236 as amended in Instrument No. 20170720-0073388, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Titan Investments, LLC, a Tennessee limited liability company by Warranty Deed from Jessica L. Leary dated March 17, 2016 and filed of record in Instrument No. 20160401-0031097, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1012 B Virginia Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of March, 2019

Titan Investments, LLC

BY: _____
Randy Frase, Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Frase, 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 Sole Member (or other officer authorized to execute the instrument) of Titan Investments, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 25th of March, 2019.

_____
Notary Public
My Commission Expires: 3/23/21

