Karen Johnson Davidson County
Batch# 210450 DEEDWARR
03/27/2019 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $357.05
20190327-0027641

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-2023

Y-BR-19-1614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN1614, LLC	New Owner	
(NAME) 47 Sarah Drive	(NAME) 47 Sarah Dr.	081-11-0-550.00
(ADDRESS) Farmingdale, NY 11735	(ADDRESS) Farmingdale, NY 11735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL W. WILEY, JUDITH FAYE WILEY JONES, DJUANA HAYDEN, ANDRE' HAYDEN, SHERRIE R. REED, DONNA BROWN, VERA BROWN, CEDRICK BROWN AND ANTHONY BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN1614, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 33-1/3 feet of Lot No. 128 on the Plan of lots laid off by D.T. McGavock et Als., known as the addition to the town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of said lot is more particularly described as follows:

Beginning on the East side of 12th Avenue, North formerly Florence Street, and the Northwest corner of Lot No. 128, and runs Southwardly 33-1/3 feet to a point; thence Eastwardly 154 feet to the Westerly margin of an alley; thence Northwardly along said margin of said alley 33-1/3 feet; thence along the Northern line of Lot No. 128 and parallel with the Southern line of said lot, 154 feet to the beginning.

Being the same property conveyed to Marian Wiley and Lorenzo L. Hayden, trustees with Tommie Babb holding a life estate by Quitclaim deed from Tommie Babb and Marian Wiley of record in Book 10587, page 141, Register's Office for Davidson County, Tennessee, dated August 28, 1997 and recorded on August 29, 1997.
**The said Tommie Babb having since died on August 28, 2008.

Being the same property conveyed to Michael W. Wiley, Judity Faye Wiley Jones, Djuana Hayden, Andre' Hayden, Sherrie R. Reed, Donna Brown, Vera Brown, Cedrick Brown, and Anthony Brown by Quitclaim Deed from Marian Wiley, Co-Trustee and Lorenzo L. Hayden, Co-Trustee of record in Instrument No. 20190308-0021618, Register's Office for Davidson County, Tennessee, dated March 8, 2019 and recorded on March 8, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1614 12th Avenue North, Nashville, Tennessee 37208.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MARCH, 2019.

Michael W. Wiley

Judith Faye Wiley Jones

DuJuana Hayden

Andre' Hayden by Michael W. Wiley, Attorney-In-Fact

Sherrie R. Reed

Diana Brown

Vera Brown

Anthony Brown

Cedrick Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH FAYE WILEY JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUJUANA HAYDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. WILEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDRE' HAYDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDRE' HAYDEN.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRIE R. REED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: 4-20-2025
(SEAL)

DESIREE L [illegible]
NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires
Acting in the County of
STATE OF MICHIGAN

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: 4-20-2025
(SEAL)

DESIREE L [illegible]
NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires
Acting in the County of
STATE OF MICHIGAN

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: 4-20-2025
(SEAL)

DESIREE L [illegible]
NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires
Acting in the County of
STATE OF MICHIGAN

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CEDRICK BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: 4-20-2025
(SEAL)

DESIREE L [illegible]
NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires
Acting in the County of
STATE OF MICHIGAN

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: 4-20-2023
(SEAL)

NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires
Acting in the County
STATE OF MICHIGAN

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY