Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 265024 **DEEDWARR**
08/01/2019 08:53:58 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20190801-0075806

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mike Merriman, Trustee of the Wish Tree Trust, dated July 17, 2019	Parr3, LLC Attn: Brandon Russell	
(NAME) 700 S. Santa Fe Ave,	(NAME) 700 S. Santa Fe Ave	072-09-0-359.00
(ADDRESS) 2nd Floor	(ADDRESS) 2nd Floor	
Los Angeles, CA 90021 (CITY) (STATE) (ZIP)	Los Angeles, CA 90021 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($287,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LAURA TAYLOR, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE MERRIMAN, TRUSTEE OF THE WISH TREE TRUST, DATED JULY 17, 2019, 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. 95 on the Plan of Springdale Subdivision of record in Plat Book 974, Page 18, 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 Lot No. 95 fronts 50 feet on the Westerly side of Inga Street and runs back between lines measuring 141.2 feet on its Northerly line and 139 feet on the Southerly line, to the right-of-way of L&N Railroad on which it measures 50 feet thereon.

Being the same property conveyed to Laura Taylor, an unmarried woman by Warranty deed from Pat Earle, a married woman of record in Instrument No. 20070905-0106694 Register's Office for Davidson County, Tennessee, dated September 05, 2007 and recorded on September 05, 2007 and Scrivener's Affidavit recorded on September 11, 2007 in Instrument No. 20070911-0109094.

THIS CONVEYANCE IS MADE SUBJECT TO:(1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2505 Inga Street, Nashville, TN 37206
(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 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 the 25th day of July, 2019

Laura Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of July, 2019, before me personally appeared Laura Taylor, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

