Bo436

WARRANTY DEED

Karen Johnson Davidson County
Batch# 277707 DEEDWARR
08/29/2019 02:01:15 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190829-0087363

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230.000.00.

Howard Garner
Affiant

Subscribed and sworn to me on August 29, 2019

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32681A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
114 Property, LLC P.O. Box 92487 Nashville, TN 37209	SAME AS NEW OWNER	091-10-042

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard Garner, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto 114 Property, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 44 and the easterly 34 feet of Lot No. 45, on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 and the easterly 34 feet of Lot No. 45 together front 66 feet on the northerly side of Leslie Avenue and extend back with the westerly line of Snyder Avenue 150 feet to an alley, on which they measure 66 feet.

Being the same property conveyed to Howard Garner by Warranty Deed from William L. Napier and wife, Darlene W. Napier, dated February 15, 1996 and recorded February 20, 1996 of record in Book 9950, page 976, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 5800 Leslie Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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 29th day of August, 2019.

Howard Garner

Howard Garner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 29, 2019, before me personally appeared Howard Garner to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 29, 2019.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021