Karen Johnson Davidson County
Batch# 281609 DEEDWARR
09/05/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20190905-0089847

Warranty Deed

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of September, 2019. Notary Public My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Staatz	New Owner	082-13-0-364.00
900B Locklayer Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **3L PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH STAATZ**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: K. **unmarried

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Subdivision of Block "B" of Bransford Realty Company's North Hill Tract of record in Plat Book 332, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

The Warranty of the title provided herein does not extend to the Easterly 16 feet of the said Lot 22, on account of the circumstance that the said Easterly 16 feet of Lot 22 was not included in the deed of property to said grantor.

Being the same property conveyed to Lori Lane by Warranty deed from Chad R. Humbert and Spouse, Emily A. Humbert of record in Instrument No. 20150610-0054645 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015.

Being the same property conveyed to 3L Properties, LLC, a Tennessee limited liability company by Quit Claim deed from Lori L. Lane, a single person of record in Instrument No. 20160407-0033586 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 07, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 900B Locklayer Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of September, 2019.

3L Properties, LLC

By: Lori Lane
Lori Lane, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lori Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of 3L Properties, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)