Karen Johnson Davidson County
Batch# 293765 DEEDWARR
10/01/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20191001-0099858

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $193,000.00. Affiant Subscribed and sworn to before me, this the 27th day of September, 2019. Notary Public My commission expires:

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:
Matt Myers	Ascend Federal Credit Union	043-09-0-110.00
608 Bixler Avenue	520 Airpark Drive	
Nashvile, TN 37115	Tullahoma, TN 37388	

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, **ALLWAY HOME IMPROVEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT MYERS, UNMARRIED MAN**, 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:

Land in Eleventh (11th) Civil District of Davidson County, Tennessee, being the North One-Half (1/2) of Lot No. 12 of Block "E" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dustin M. Weaver by Warranty deed from Mark A. Johnson of record in Instrument No. 20080904-0090822 Register's Office for Davidson County, Tennessee, dated August 14, 2008 and recorded on September 04, 2008.

Being the same property conveyed to Eddie Cox, a Single man by Warranty deed from Dustin M. Weaver and wife, Kori Weaver of record in Instrument No. 20180820-0082126 Register's Office for Davidson County, Tennessee, dated August 7, 2018 and recorded on August 20, 2018.

Being the same property conveyed to Isa A. Conway and Cody Fernando Ortiz by Warranty deed from Eddie Cox, Single of record in Instrument No. 20180822-0083110 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 22, 2018.

Being the same property conveyed to Isa A. Conway and wife, Allecia Conway and Cody Fernando Ortiz by Quit Claim deed from Isa A. Conway and Cody Fernando Ortiz of record in Instrument No. 20180910-0089591 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Allway Home Improvement, LLC by Quit Claim deed from Isa A. Conway and wife, Allecia Conway, Cody Fernando Ortiz of record in Instrument No. 20181228-0125836 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 28, 2018.

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 608 Bixler Avenue, Nashville, TN 37115, 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 27th day of September, 2019.

Allway Home Improvement, LLC, a Tennessee Limited Liability Company

Isa Conway

Isa Conway, Authorized 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 Isa Conway, 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 an Authorized Member of Allway Home Improvement, LLC, a Tennessee Limited Liability Company, and that he/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 27th 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, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

