Karen Johnson Davidson County
Batch# 315706 DEEDWARR
11/14/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20191114-0117615

1562-19

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF Nov, 20 19

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Webber and Trey Webber	New Owner	
(NAME)	(NAME)	
959 Caldwell Ave		118 09 0 209.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD WEBBER AND TREY WEBBER,** 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. 7, Part of Noel's Estate Yearwood Subdivision, as shown on plat of record in Plat Book 1424, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gala, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Aaron Nasatir, a single man and Maris F. Nasatir and Shelley H. Nasatir, wife and husband, of record in Instrument No. 20160526-0052931, in the Register's Office of Davidson County, Tennessee, dated May 25, 2016 and recorded May 26, 2016.

Being the same property conveyed to Uptown Builders I, LLC, a Tennessee Limited Liability, by Quit Claim Deed from Gala, LLC, a Tennessee limited liability company, of record in Instrument No. 20170131-0010079 (corrected at Scrivener's Affidavit at Instrument No. 20181116-0112990), in the Register's Office of Davidson County, Tennessee, dated January 01, 2017 and recorded January 31, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved __ property, known as 965 Draughon Ave., Nashville, TN 37204
(House Number) (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 hand this 14th day of November, 2019

UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: _____

DOUG LACKEY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, jr, and Doug Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Uptown Builders I, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal this 14th day of November, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2022

_____
Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

