# WARRANTY DEED

Karen Johnson Davidson County
Batch# 345353 DEEDWARR
01/21/2020 08:35:03 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200121-0006723

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY 2020.

Notary Public

MY COMMISSION EXPIRES: 1/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Millworks, LLC** (NAME) | Same As Owner (NAME) | **131-14-0-047.00** |
| **910 Cadillac Avenue** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** (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, I, **LEONA GAIL WOLERY BY AND THROUGH HER ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILLWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 97 on the Plan of Section Two, First Addition, Seven Hills of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Wolery and wife, Leona Gail Wolery by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, executed November 23, 1959, recorded November 25, 1959, in Book 2995, page 101, Register's Office for Davidson County, Tennessee. The said Robert C. Wolery died on April 7, 1996, thereby vesting title to Leona Gail Wolery as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as **4617 Villa Green Drive** (House Number) (Street) **Nashville, TN** (City or Town) **37215** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 2663, page 51, said Register's Office.

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** 9th day of January 2020.

Leona Gail Wolery
by: Carla Kirby AIF

**Leona Gail Wolery**
**By: Carla Kirby, Attorney in Fact**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, of said County, Carla Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Leona Gail Wolery, the within named bargainor, and acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Leona Gail Wolery.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of January 2020.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom
Notary Public