Karen Johnson Davidson County
Batch# 348532 DEEDWARR
01/27/2020 08:43:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200127-0009188

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200100001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24th day of January, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VW 4 Life, LLC 211 Morton Ave Nashville, TN 37211	same	119-14-0-067.00

FOR AND IN 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,

William N. Archie IV, Trustee under the Irrevocable Trust Agreement of William N. Archie, III, dated January 6, 2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VW 4 LIFE, LLC

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, more particularly described as follows:

BEING Lot 4 of Block D, on the unrecorded plat of Woodbine Courts, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

BEGINNING at a point on the northerly margin of East Timmons Avenue, the common corner of Lots 3 and 4; thence with the line between said lots, northerly 156.5 feet to the common corner of Lots 3, 4, 26 and 27; thence with the line between Lots 4 and 26, eastwardly 75 feet to the common corner of Lots 4, 5, 25, and 26; thence with the line between Lots 4 and 5, southerly 156.5 feet to the northerly margin of East Timmons Avenue; thence with margin of the same, westerly 75 feet to the point of beginning.

BEING the same property conveyed to William N. Archie, IV, Trustee under the Irrevocable Trust Agreement of William N. Archie, III, dated January 6, 2016 by Quitclaim Deed from William N. Archie, III (a widower), dated 1/6/16 and recorded 1/11/16 in Instrument No. 20160111-0002587; and being the same property previously conveyed to William Newton Archie, III by Quitclaim Deed from Marijo H. Archie, dated 2/27/13 and recorded 3/6/13 in Instrument No. 20130306-0022325; and being the same property previously conveyed to William Newton Archie, III and wife, Marijo H. Archie by Warranty Deed from Raymond E. Dodd and wife, Mary L. Dodd, dated 7/2/65 and recorded 7/9/65 in Book 3910, Page 343, Register's Office for Davidson County, Tennessee. Abstract of Trust for the Irrevocable Trust of William N. Archie III of record in Instrument No. 20160111-0002586, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **258 Timmons Street, Nashville, TN 37211**
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 our hands this 24th day of January, 2020.

William N. Archie IV, Trustee under the Irrevocable Trust Agreement of William N. Archie, III, dated January 6, 2016

BY: _____
William N. Archie, IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William N. Archie IV, Trustee under the Irrevocable Trust Agreement of William N. Archie, III, dated January 6, 2016 the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2020.

Commission Expires:_____

_____
Notary Public

