WARRANTY DEED

Karen Johnson Davidson County
Batch# 412439 **DEEDWARR**
06/09/2020 02:06:32 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200609-0059133

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BRENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0126-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zach Hood, an unmarried man Lauren Higby, an unmarried woman	Zach Hood, an unmarried man Lauren Higby, an unmarried woman	081-11-0-282.00
(NAME) 1606 17th Avenue North	(NAME) 1606 17th Avenue North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **17TH AVE NORTH DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACH HOOD, AN UNMARRIED MAN LAUREN HIGBY, AN UNMARRIED WOMAN**, 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. The Northerly 1/2 of Lot 376 on the Plan of DT McGavock and others Addition of record in Plat Book 21, Page 41, 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 17th Ave North Development, LLC by Warranty deed from Nannie B. Crutcher, single of record in Instrument No. 20191113-0116841 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 13, 2019. (Value of consideration shown in aforementioned deed $157,000.00.) Being also known as 1606 17th Avenue North Nashville, Tennessee 37208.

This is:
unimproved ☐
improved ☒ property, known as 1606 17th Avenue North, Nashville, TN 37208
(House No.) (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 our hands this 5th day of June, 2020.

17th Ave North Development, LLC

BY: _____
BRIAN PERKINS, MEMBER

BY: _____
LAUREN PERKINS, MEMBER

State of Tennessee
County of Davidson

Before me, a norary public for the state and county mentioned, personally appeared Brian Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member (or other officer authorized to execute the instrument) of 17th Ave North Development, LLC, the within named bargainor, a corporation, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the complany as Brian Perkins.

Witness my hand at office this 5th day of June, 2020.

_____
Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, a norary public for the state and county mentioned, personally appeared Lauren Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member (or other officer authorized to execute the instrument) of 17th Ave North Development, LLC the within named bargainor, a corporation, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the complany as LaurenPerkins.

Witness my hand, at office, this 5th day of June, 2020.

_____
Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY