BOX 10-B

Karen Johnson Davidson County
Batch# 449557 **DEEDWARR**
08/04/2020 01:07:54 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200804-0086184

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHAN JAMES ROWE	**SAME**	**082-04-0-181.00**
(NAME) **221 31st AVE. N.** **BUILDING A, UNIT 213**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NATHAN JAMES ROWE, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 on the Plan of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE WILLIAM L. BYLES COMPANY, INC., from JOHN M. ANDERSON, by deed dated April 11, 2012, of record in Instrument No. 20120418-0033075, said Register's Office. Further being the same property conveyed to KEVIN DEON HOWARD, II, from THE WILLIAM L. BYLES COMPANY, INC, by Quitclaim Deed dated June 3, 2013, of record in Instrument No. 20130604-0056472, said Register's Office. Being further conveyed to WBI Holdings LLC, a Tennessee Limited Liability Company, from Kevin Deon Howard, II, by Quitclaim Deed dated June 9, 2020, of record in Instrument No. 20200611-0059911, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 332, Page 3; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **895 SHARPE AVENUE, NASHVILLE, TN 37206**
(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; 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 31st day of July, 2020.

WBI HOLDINGS LLC
A Tennessee Limited Liability Company

Kevin Deon Howard II Sole Member
BY: KEVIN DEON HOWARD, II, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kevin Deon Howard, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **WBI Holdings LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as the Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **WBI Holdings LLC,** by himself as the Sole Member.

Witness my hand and official seal at office, this 31st day of July, 2020.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

