Karen Johnson Davidson County
Batch# 460382 DEEDWARR
08/19/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200819-0093715

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley E. Wrigley	Better Mortgage Corp.	085-11-0-040.00
(NAME)	(NAME)	
3064 Jenry Drive	P.O. Box 650094	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75265-0094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we 18th and 7th, a Delaware Partnership, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ashley E. Wrigley and husband, Michael Krieger as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 79 on the Plan of Section Three Stanford Country Club Estates, recorded in Book 2900, Page 67, of the Davidson County, Register of Deeds Office reference to which is hereby made for a more particular description.

Being the same property conveyed to 18th and 7th a Delaware Partnership by Warranty Deed from Music City Holdings, LLC a Texas Limited Liability Company, its successors and/or assigns, dated 12/17/2019 and recorded 12/19/2019, of record in Instrument 201912190130969, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3064 Jenry Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 823353
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of August, 2020.

18th and 7th, a Delaware Partnership
Homer Boris, LLC, Partner

By: _____
Megan Evans, President

Abbot Venice, LLC, Partner

By: _____
Craig Evans, President

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Megan Evans, President of Homer Boris, LLC, a Delaware limited liability company and Craig Evans, President of Abbot Venice, LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged themselves to be the General Partners of 18th and 7th being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by Megan Evans, President of Homer Boris, LLC, a Delaware limited liability company and Craig Evans, President of Abbot Venice, LLC, a Delaware limited liability company as General Partners.

Witness my hand and Official seal this 18th day of August, 2020.

_____
Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

