Karen Johnson Davidson County
Batch# 659929 DEEDWARR
06/18/2021 02:46:12 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20210618-0082805

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1653

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Willson and Kimberley Garcia 815 Cammack Court Nashville, TN 37205	Amcap Mortgage 1125 Ocean Avenue Lakewood NJ 08701	115-09-0-036.00

WARRANTY DEED

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, I/WE,

ABI Investments, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Willson and Kimberley Garcia, husband and wife,

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. 109 on the Plan of West Meade Hills, Section Four of record in Plat Book 3300, Page 46, 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 ABI Investments, LLC by Warranty Deed from James Thomas Bolles, III, Executor of The Estate of James Thomas Bolles, Jr., of record in Instrument No. 20200629-0070396 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 815 Cammack Court, Nashville, TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 08BC21815

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 so 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.

Dated this the 15th day of June, 2021.

ABI Investments, LLC

By: _____
Nicholas J. LeFevre, as Authorized Agent

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF WILLIAMSON WAYNE

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Nicholas J. LeFevre, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of ABI Investments, LLC the within named bargainor, a corporation, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and official seal at ~~Brentwood~~, ~~Tennessee~~ DETROIT, MICHIGAN this 15th day of June, 2021.

_____
Notary Public
My Commission Expires: 7/14/23

(Notary Seal)

JESSICA WATHEN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 07-14-2023
Acting in the County of WAYNE