Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD-348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 691864 DEEDWARR
08/06/2021 10:57:07 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20210806-0106148

SUSAN L JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

THIS INSTRUMENT WAS PREPARED BY
LAND TITLE SOUTH, INC. 3326 ASPEN GROVE DR. STE 400, FRANKLIN, TN 37067

File No.: 21-CD-348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Hintz	First American Mortgage Solutions c/o New American Funding	09613020000
(NAME) 931 Allen Road	(NAME) 1795 International Way	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Idaho Falls ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($267,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EXCELSIOR PROPERTIES, LLC ALLEN SERIES, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW HINTZ, AN UNMARRIED MAN, 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. 4 on the Plan of Papuchis Subdivision of record in Book 6050, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Excelsior Properties, LLC, Allen Series, a Delaware limited liability company, by Warranty Deed, from Wanda Y. McNeal, unmarried, dated July 10, 2020 recorded July 13, 2020, of record in Instrument No. 20200713-0076248, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20210603-0074454, Register's Office for Davidson Couunty, Tennessee. Correcting the name of the grantee to Excelsior Properties, LLC, Allen Series, a Delaware limited liability company.

Previously being the same property conveyed to Wanda Y. McNeal, by Quitclaim Deed, from Resolution Trust Corporation, as Receiver for Investors Savings Bank, F.S.B., dated April 22, 1993, recorded May 26, 1993, of record in Book 8959, page 669, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 931 Allen Road (A & B), Nashville, TN 37214
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30 day of July, 2021.

Excelsior Properties, LLC, Allen Series

BY: _____
Kevin White, Sole Member

LLC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid, personally appeared Kevin White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Excelsior Properties, llc, Allen Services the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand, at office, this 30 day of July, 2021

_____
Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023