WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-C-22-3101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Powers and Ashley Thaxton White	New Owner	
(NAME)	(NAME)	104-06-0-258.00
3101 Vanderbilt Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **ABI INVESTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN POWERS AND ASHLEY THAXTON WHITE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 61 on the Plan of The Bransford Realty Company's West End Avenue Place of record in Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly part of said Lot No. 61 fronts 50 feet on the Southerly side of Vanderbilt Place formerly Beech Street and runs back between parallel lines with the westerly margin of 31st Avenue 135 feet to an alley and is a part of Lot No. 60 in the Boyd Cockrill Spring Tract.

Being the same property conveyed to ABI Investments, LLC, a Limited Liability Company by Warranty deed from Laudine Goodman Clark, unmarried of record in Instrument No. 20191106-0114609 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 06, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **3101 Vanderbilt Pl, Nashville, Tennessee 37212.**

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 866780 **DEEDWARR**
06/02/2022 03:18:22 PM 2 pgs
Fees: $13.00 Taxes: $4,662.00

20220602-0063932

Witness my/our hand(s) this the 31st DAY OF MAY, 2022.

ABI Investments, LLC

BY: _____
Nicholas J. LeFevre
Authorized Agent

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS J. LEFEVRE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ABI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

_____
Notary Public
My Commission Expires: 7/14/23
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206