File 1

4'
JR

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF SEPTEMBER, 1999.**

Notary Public

MY COMMISSION EXPIRES: 9-23-2000
(AFFIX SEAL)

BOOK 11663 PAGE 503

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1604, LLC, A Tennessee Limited Liability Company	~~**The Bank of Nashville**~~ 1604, CLC	**105-6-199**
(NAME) **1604 8th Avenue South**	(NAME) P.O. Box 24545 ~~401 Church Street~~	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) 37202 **Nasvhille, TN ~~37219~~**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, David C. Gabelman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1604, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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. 6 on the Plan of Mrs. Matilda Alloway's Subdivision of Lot No. 5, Horton Plan as of record in Plat Book 161, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 6 fronts 48.5 feet on the easterly side of 8th Avenue South and runs back between lines 180 feet to an alley, measuring 47.5 feet thereon.

Being the same property conveyed to David C. Gabelman by deed of record in Book 8267, Page 932, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1604 8th Avenue South, Nashville, TN 37203**

(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, 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.

06361113
REFERENCE
99 SEP 15 PM 3:50
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
RECEIPT# 0101 02CHECK 529.00
09/15/99 08:37

Witness my/our hand(s) this 15th day of September, 1999.

David C. Gabelman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David C. Gabelman the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1999.

Commission expires: 9-23-2000

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06361113

REFERENCE

99 SEP 15 PM 3:50

REGISTER
DAVIDSON CO. TN.

BOOK 11663 PAGE 505

CAMT	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

09/15/99 01 15:53 0001 8717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516687