RETURN TO:

Rudy Title & Escrow, LLC
100 Hazel Path, Ste. A
Hendersonville, TN 37075

WARRANTY DEED

R.RTEBUILDING

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & M Properties, LLC	New Owner	
2012 21st Avenue South (ADDRESS)	(NAME)	104-12-95
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRED VIEHMANN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto G & M PROPERTIES, LLC, hereinafter called the Grantees, their heirs 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 a portion of Lot No. 1 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County and more particularly described according to survey dated December 20, 2001 by Cherry Land Surveying, Inc. (R. Scott Cherry, RLS #1512) 622 West Iris Drive, Nashville, TN 37204 as follows:

BEGINNING at an iron rod set in the Easterly Right-of-Way line of Twenty-First Avenue South, width varies, at a corner common with Lot 2 of said Revised Plan of George W. Blair's Subdivision of Belmont heights also being the property of Fred Viehmann as of record in Deed Book 5046, page 249, at the Register's Office for Davidson County, Tennessee, said iron rod set being located North 04° 30' 11" East,135.00 feet from the intersection of the Northerly Right-of-Way line of Bernard Avenue and the Easterly Right-of-Way line of Twenty-First Avenue South;

Thence, with the Easterly Right-of-Way line of Twenty-First Avenue South, North 04° 30' 11" East, 61.71 feet to and 'X' in Concrete, at a corner common with the property of Jerry R. Bellar, as of record in Deed Book 5594, page 264, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Easterly Right-of-Way line of Twenty-First Avenue South, with the Southerly property line of Jerry R. Bellar, south 83° 51' 39" East, 157.53 feet to a PK Nail set a a corner common with Alley Number 922, 12 feet in width;

Thence with the Westerly Right-of-Way line of Alley Number 922, 12 feet in width, South 06° 36' 34" West, 66.73 feet to a PK Nail set, at a corner common with said Lot 2;

Thence leaving the Westerly Right-of-Way line of Alley Number 922, with the Northerly property line of said Lt 2, North 82° 00' 07: West, 155.30 feet to the point of beginning, containing 10,038 square feet or 0.230 acres more or less.

Being the same property conveyed to Fred Viehmann by Installment Deed from Eugene L. Witt and wife, Ella B. Witt dated 1/19/79 and recorded in Book 5387, page 140, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all existing easements and restrictions of record including but not limited to all matters on plat of record in Book 322, page 117 and 2002 real property taxes which are prorated and assumed by Grantee(s)

This is commercial property and not the principal residence of the Grantor.

Davidson County DEEDWARR
Recvd: 01/24/02 12:11 2pgs
Fees:13.00 Taxes:1332.00

20020124-0009937

unimproved ( )
This is improved (X) property, known as 2012 21st Avenue South, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 18th day of January, 2002.

Fred Viehmann

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, the undersigned authority, a Notary Public of the County and State first above written, Fred Viehmann with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2002.

Notary Public

My Commission Expires:

(SEAL)

JANE M. BYRNE
Notary Public, State of Florida
Commission No. CC 905830
My Commission Expires 1/27/04

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138