WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/26/02 12:07 2pgs
Fees:13.00 Taxes:85.10
20020226-0024269

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suwannee Properties, LLC	Suwannee Properties, LLC	Map 81-16/Parcel 552
(NAME) 4704 Dakota Ave	(NAME) Same	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(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, Julia Mai Riley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suwannee Properties, LLC, 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:

A certain tract or parcel of land being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Narcissis Smith's Subdivision of Lot No. 176 of the McNairy Mansion House Tract, not of record, and said McNairy Mansion House Tract being of record on the front fly leaf of Book 9, of Register's Office of Davidson County, Tennessee.

The above described property was conveyed to Julia Mai Riley by deed from Mary Phillips, a widow, of record in Book 3179, page 337, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Map 81-16 Parcel 552

unimproved ☐
This is improved ☒ property, known as 1106 Jackson Street, Nashville, TN
(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 hand this 21st day of February, 2002.

Julia Mai Riley

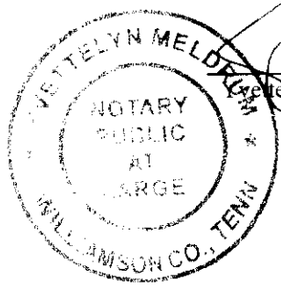
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Julia Mai Riley, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of February, 2002.

Commission expires: June 16, 2004



Lynette Lyn Meldrum Notary Public