WARRANTY DEED

Box 10-A

Davidson County DEEDWARR
Recvd: 11/17/06 09:11 2 pgs
Fees:13.00 Taxes:1350.50

20061117-0142840

GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3 Door Ventures, LLC	3 Door Ventures, LLC	Map 117-7
(NAME) 1904 Lombardy Avenue	(NAME) 1904 Lombardy Avenue	Parcel 22
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, I, **LOUISE M. DAVENPORT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3 DOOR VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the easterly 75 feet of Lot No. 4 Block "B", on the Plan of Walter Stokes Homeplace Subdivision No. 1, as shown on the plat of record in Plat Book 974, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 4 of Block "B" fronts 75 feet on the northerly margin of Lombardy Avenue and extends between parallel lines 175 feet to a dead line.

Being the same property conveyed to Louise M. Davenport by deed from Andrew Bleyer of record in Instrument #20060412-0041957, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes and (b) all matters appearing on the plan of record in Book 974, page 92, said Register's Office.

This is investment property and is not the residence of the grantor herein.

unimproved ☐

This is improved ☒ property, known as 1904 Lombardy Avenue, Nashville, TN 37215

(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 13th day of November, 2006.

Louise M. Davenport

STATE OF FLORIDA
COUNTY OF Lee

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

Witness my hand and official seal at Lee County, Florida, this 13th day of November, 2006.

Commission expires:

Notary Public

CHRISTOPHER CURTIS TURNER
Notary Public - State of Florida
My Commission Expires Jan 12, 2010
Commission # DD 506319
Bonded By National Notary Assn.