WARRANTY DEED

File Number: 70322

Davidson County DEEDWARR
Recvd: 07/30/07 10:26 2 pgs
Fees:13.00 Taxes:185.00

20070730-0089943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DY Properties II, ~~Inc~~ LLC	DY Properties II, ~~Inc~~ LLC	
(NAME)	(NAME)	
913 19th Avenue N.	913 19th Avenue N.	92-7-58
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Howard Price and Josephine Dorothy Roper and Ruth Price, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~XXXXXXXXXXXX~~ Inc, 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: *DY Properties II, LLC, a Tennessee limited liability company

Being Lot No. 7 on the Plan of C. R. Bradoux's Subdivision of Part of Lot. No. 14 on the Harding Lytle Tract, as of record in Book ~~XXX~~ 161, Page 41, Register's Office for Davidson County.

Said Lot No. 7 fronts forty (40) feet on the Westerly side of 19th Avenue, North and runs back between lines 150 feet to an alley, and shows 42 feet on said alley.

Being the same property conveyed to Edward Price Jr., Howard Thomas Price and Josephine Dorothy Roper from Carol L. McCoy, Chancellor On February 28, 2000.

The Edward Price Jr. having expired on January 18, 2007 leaving the subject property to his wife Ruth Price by operation of law. Edward Price death certificate filed of record in the Metropolitan Government of Nashville & Davidson County Office of Vital Records Instrument No. 0700741.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 913 19th Avenue N., Nashville, TN 37208

(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 our hands this 27th day of July, 2007.

Ruth Price

Howard Thomas Price

Josephine Dorothy Roper

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 Howard Price, Ruth Price and Josephine Roper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Howard Price, Ruth Price and Josephine Roper executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2007.

Notary Public: _____

My Commission Expires: 4/28/09

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY