File No. 270601284

WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Silk Screen Company and/or its assigns	OWNER	P/O09107015300
(NAME) Lot 2 4800 Tennessee Avenue	(NAME) 1040 4th Ave S	Davidson County DEEDWARR Recvd: 08/06/07 16:01 2 pgs Fees:13.00 Taxes:888.00 20070806-0093636
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Thomas Wendall Ethridge,Trustee of the Thomas Wendall Ethridge and Cahrles V. Duncan, Revocable Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Music City Silk Screen Company and/or its assigns, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Final Plat "First Revision" Lot 10-10 Viewpoint Addition to West Nashville, as shown on Plat of Record in Instrument No. 20070608-0069077, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Thomas Wendall Ethridge,Trustee of the Thomas Wendall Ethridge and Charles V. Duncan Revocable Trust by deed from George Herman Buck, Jr. of record in Instrument No. 20070720006488, Register's Office for said County.

Subject to all matters as set forth per Plat in Instrument No. 200706080069077, Register's Office of said County.

Easement as shown of record in Deed Book 7324, Page 239, Register's Office for said County.

Easement as shown of record in Deed Book 4324, Page 236, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as Lot 2 4800 Tennessee Avenue, Nashville, TN 37209
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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. 29th day of June, 2007

Thomas Wendall Ethridge,Trustee of the Thomas Wendall Ethridge and Charles V. Duncan Revocable Trust

By:

Attest:

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas Wendall Ethridge,Trustee of the Thomas Wendall Ethridge and Charles V. Duncan Revocable Trust the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this29th day of June, 2007.

Commission expires: 1/23/2011

Tammy Duncan

Notary Public

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 270601284

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Mt. Juliet, TN 37122