WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/08 09:15 3 pgs
Fees:18.00 Taxes:832.50
20080417-0038822

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2008.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SHOP TRUST, LLC	SAME	118-1-130
(NAME) 2704 12TH AVENUE NORTH	(NAME)	
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GINA F. DIXON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE SHOP TRUST, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 127, Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bryant H. Dixon and wife, Gina F. Dixon by deed from Carol Krawyck and Barbara H. Guffee, both unmarried of record in Book 9452, Page 680, Register's Office for Davidson County, Tennessee, the said Bryan H. Dixon, having subsequently conveyed all of his right, title and interest in the aforesaid property by a Quitclaim Deed recorded in Instrument No. 20080311-0024592, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to those matters collectively referred to as "Permitted Exceptions" in attached Exhibit A.

unimproved ☐

This is improved ☒ property, known as **1111 Montrose Avenue Nashville, Tennessee 37204**

(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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 15 day of April, 2008.

Gina F. Dixon
Gina F. Dixon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State of County aforesaid, Gina F. Dixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of April, 2008.

My Commission Expires: 7-19-08

Jill Connors
Notary Public

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for the year 2008, a lien, which is not yet due and payable. Tax Parcel No. 118-1-130.

2. Easements or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters that would be disclosed by an accurate survey or inspection of the premises.

4. Applicable zoning ordinances and all other restrictions and imposed by government authorities.

5. All matters shown, if any, on the Plan of record in Book 57, Page 93 Register's Office Davidson County.