WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

BOX 13
14934

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Dione Coleman, Trustee of THE DOT TRUST	owner	91-80-264
(NAME)	(NAME)	
1525 Naples Ave.	1525 Naples Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville, TN 37207	
(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, RAVABAB, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Dione Coleman, Trustee of THE DOT TRUST, 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 Lot No. 15 on the Map showing the subdivision of Lots Nos. 3-6, etc. of certain lots in Clifton Plan of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 46.9 feet on the westerly side of 42nd Avenue North and runs back 150 feet on the westerly side 42nd Avenue North and runs back 150 feet on the northerly line and 151 feet on the southerly line to an alley in the rear on which it measures 29 feet.

Being the same property conveyed to RAVABAB, a Tennessee general partnership, by deed of record in Instrument No. 20090107-0001498, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 925 42nd Ave. N., 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 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.

Davidson County. DEEDWARR
Recvd: 03/12/09 13:04 2 pgs
Fees:13.00 Taxes:68.45
20090312-0022413

Witness my hand this 10th day of March, 2009.

RAVABAB, a Tennessee general partnership

By: Rhonda A. Martocci

Rhonda A. Martocci, managing general partner

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Rhonda A. Martocci with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing general partner of RAVABAB, a Tennessee General Partnership, and that she as such managing general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as managing general partner.

Witness my hand and official seal at Nashville, Tennessee this. 3/10/09

Commission expires: 2/23/2010

Notary Public

DUSTIN RAY SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY