File No. 290601136

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Benjamin L. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2009.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/03/09 08:19 3 pgs
Fees:18.00 Taxes:1332.00
20090803-0072100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
48th Avenue Partners, LLC	48th Avenue Partners, LLC	09107015300
(NAME)	(NAME)	
218 Vaughn's Gap Road	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, We, Thomas Wendell Ethridge, Trustee of the Thomas Wendell Ethridge and Charles V. Duncan Revocable Trust, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto 48th Avenue Partners, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat "First Revision" Lots 1-10 Viewpoint Addition to West Nashville, of record in Instrument No. 20070608-0069077, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to THOMAS WENDELL ETHRIDGE, TRUSTEE OF THE THOMAS WENDELL ETHRIDGE AND CHARLES V. DUNCAN REVOCABLE TRUST by deed from GEORGE HERMAN BUCK, JR of record in Instrument No. 20070720-0086448 on 06/29/2007 and filed for record on 07/20/2007, Register's Office for DAVIDSON County, Tennessee and corrected in Instrument No. 20070828-0103160, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument No. 20070608-0069077, said Register's Office.

Sewer Easement of record in Book 4324, Page 239, said Register's Office.

Ingress/Egress Easement of record in Instrument No. 20070806-0093637, said Register's Office.

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 1110 48th Avenue North, 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), HIS 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), HIS 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 23rd day of July, 2009.

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

By: _____
Thomas Wendell Ethridge, Trustee

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

By: _____ Trustee
Charles V. Duncan, Trustee

STATE OF TN

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Wendell Ethridge and Charles V. Duncan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge themselves to be Trustees of The Thomas Wendell Ethridge, Trustee for the Thomas Wendell Ethridge and Charles V. Duncan Revocable Trust, the within named bargainer, a Limited Liability Company, and that Thomas Wendell Ethridge and Charles V. Duncan as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of The Thomas Wendell Ethridge, Trustee for the Thomas Wendell Ethridge and Charles V. Duncan Revocable Trust, by Thomas Wendell Ethridge and Charles V. Duncan as Trustees.

Witness my hand at office this 23rd day of July, 2009.

Commission expires: 11.28.09

_____
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290601136

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

