File No. 210110370

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075948 DEEDWARR
Recvd: 12/02/10 11:28 2 pgs
Fees:13.00 Taxes:1572.50
20101202-0095907

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Belmont Real Estate Holdings II, LLC<br>Office of Finance & Operations | NE W OWNER | 10509006100 |
| (NAME)<br>1900 Belmont Blvd | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37212 | (ADDRESS) | |
| (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, Mary Christina Bothwell, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Belmont Real Estate Holdings II, LLC,** hereinafter called the grantee(s), ITS 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 the west 36 feet of Lot No. 14 and the easterly 22 feet of Lot No. 15 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, of record in Plat Book 161, page 165, Register's Office for said County. Said parts of said lots adjoin and front together 58 feet on the southerly side of Acklen Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to MARY CHRISTINA BOTHWELL by Deed from CARLTON G. WOOD, dated 02/24/1983 and filed for record on 07/16/1984 in Book 6338, Page 403, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 161, Page 165, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 1415 Acklen Ave., Nashville, TN 37212
(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), ITS 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), ITS 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 my/our hands this 30th day of November, 2010.

Mary Christina Bothwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Christina Bothwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 30th day of November, 2010.

Commission expires: 9/23/13

Notary Public

**File Number: 210110370**

**RETURN TO:**
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

