WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110041275 DEEDWARR
Recvd: 07/11/11 08:39 2 pgs
Fees:13.00 Taxes:1110.00
20110711-0052627

File No.: ALW-11-96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Segoide, LLC	NEW OWNER	82-9-151.00
(NAME)	(NAME)	
1824 Cromwell Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FOR A SONG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and conveyed unto, **SEGOIDE, LLC**, hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 122, 123, 124, and 125 on the Plan of Subdivision of the McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 122, 123, 124, and 125 front together 200 feet on the Easterly side of First Avenue North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

Together with that portion of Alley No. 223 which adjoins said property and which was closed by Metropolitan Government of Nashville and Davidson County Council Bill No. 080-177.

Being the same property conveyed to For A Song Properties, LLC, a Tennessee limited liability company by Warranty Deed from Lawrence Bros., LLC, a Tennessee limited liability company, dated April 24, 2008, recorded in Instrument Number 20080428-0042758, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 96 Taylor Street, Nashville, TN 37208
(House Number) (Street) (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 heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 8th day of July, 2011.

For A Song Properties, LLC

BY: _____
Ronald D. Runyeon, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of July, 2011, before me personally appeared Ronald D. Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of For A Song Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2011.

_____
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
DAVIDSON COUNTY
State of Tennessee
Notary Public

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171