BILL GARRETT, Davidson County
Trans:T20110070581 DEEDWARR
Recvd: 11/08/11 14:20 2 pgs
Fees:13.00 Taxes:6937.50
20111108-0087386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES 01/07/2013

(AFFIX SEAL)

File No.: ALW-11-126

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
Rodney S. French	New Owner	93-6-2-80.00
(NAME)	(NAME)	
302 Hill Avenue, Suite A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **126 2ND AVENUE NORTH, LLC**, herein after called the Grantor, has bargained and sold, and by these presents does transfer and conveyed unto, **RODNEY S. FRENCH, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A tract of land in the 6th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being a part of Lot No. 14 as shown on the original town of Nashville (not of record). Said property being known as 126 2nd Avenue North (improved property) and being more particularly described according to a boundary survey by: Advantage Land Surveying-and certified by: William B. Perkins R.L.S. 2163-dated: August 21, 2007, as follows:

Beginning at a chiseled "X" mark at the back of the sidewalk, at the face of two existing buildings on the East right-of-way line of Second Avenue North, that is 277.35 feet Northwest of the intersection of said right-of-way line and the North right-of-way line of Broadway. Said chiseled "X" being the Northwesterly property corner of a tract of land as deeded to Real Entertainment Ventures, Inc., as of record in Deed Book 10639, Page 739, R.O.D.C., Tennessee; thence,

1. With the East right-of-way line of Second Avenue North, N 26°52'12" W 24.20 feet to a chiseled "X" at the back of the sidewalk, at the face of two existing buildings. Said chiseled being the Southwesterly property corner of a tract of land as deeded to Deville Corporation as of record in Instrument #20051115-01138110,R.O.D.C., Tennessee; thence,
2. Leaving said East right-of-way line of Second Avenue North, with the Southerly property line of the Deville Corporation Tract, being a common building wall, N 62° 34' 24" E 210.06 feet to a chiseled "X" at the back of the sidewalk on the Westerly right-of-way line of First Avenue North. Said chiseled "X" being the Southeasterly property corner of the aforementioned Deville Corporation Tract; thence,
3. With the West right-of-way line of First Avenue North, S 27° 09' 07" E 25.42 feet to a chiseled "X" at the back of the sidewalk, at the face of two existing buildings. Said chiseled "X" being the Northeasterly Property corner of the aforementioned Real Entertainment Ventures, Inc. Tract; thence,
4. Leaving said West right-of-way line of First Avenue North, with the Northerly property line of the Real Entertainment Ventures, Inc., Tract, being a common building wall, S 62° 54' 19" W 210.18 feet to the point of beginning and containing 5,213 square feet or 0.120 of an acre more or less as calculated by the above bearings and distances which were determined within the precision requirements of a Category "I" Survey as per the current requirements as set forth by the board of land surveyors for the State of Tennessee.

Being the same property conveyed to 126 2nd Avenue North, LLC, a Tennessee limited liability company by Special Warranty Deed from Out On A Whim, Inc., an Alabama corporation, dated August 29, 2007, of record in Instrument Number 20070830-0104256, 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; 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 126 Second Avenue North, Nashville, TN 37201
(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, his 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, 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 my hand this 7th day of November, 2011.

126 2nd Avenue North, LLC

BY: _____
Briane Messer, Authorized Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of November, 2011, before me personally appeared Briane Messer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of 126 2nd Avenue North, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of November, 2011.

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



RETURN TO:

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