WARRANTY DEED 17519

Davidson County DEEDWARR
Recvd: 03/19/12 09:15 3 pgs
Fees:18.00 Taxes:703.00
20120319-0022923

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF MARCH, 2012.**

Notary Public

MY COMMISSION EXPIRES: 6/19/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nebraska Holdings, LLC	**OWNER**	**105-13-0 232.00**
(NAME) 816 Amble Road	(NAME)	
(ADDRESS) Shoreview MN 55126	(ADDRESS)	
(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, **Willie L. Harris Sr. and Pamela Harrison and Loretta Harris and Wanda Y. Brooks and Tangi K. Townsend**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nebraska Holdings, LLC**, 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. 22 on the Plan of W. S. Duckworth's addition to Nashville, of record in Plat Book 57, Page 83 and revised in Book 4350, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Being on the East margin of 11th Avenue South at the corner of lots no 22 and 23, thence with the avenue North 2 degrees, 24 minutes East 29.05 ft to an iron pin, thence along a curve northeasterly 32.34 ft to an iron pin in the south margin of Lawrence Avenue; thence with the avenue South 84 degrees 57 minutes East 144.73 ft to an iron pin, thence around a curve Southeasterly 22.87 feet to an iron pin in the west margin of an alley; thence with the alley south 2 degrees, 24 minutes West 35.68 feet to an iron pin; thence with the line between lots 22 and 23, North 84 degrees 57 minutes West 180 feet to the beginning, as described on the survey prepared by Hal R> Swann, Jr., Surveyor, dated September 10, 1973.

Being the same property conveyed to Adeline Harris, Willie L. Harris Sr., Pamela J. Baugh now known as Pamela Harrison, Loretta Harris, Wanda Y. Brooks, Willie L. Harris, Jr. and Tangi K. Clark now known as Tangi K. Townsend of record in Book 10797, Page 591, and Book 10797, Page 593, and said Register's Office. The said Adeline Harris having since died.

Being the same property conveyed to Tangi K. Townsend f/k/a Tangi K. Clark by deed of record in Instrument 20120319-0022922 **, Register's Office for Davidson County, Tennessee.**

This instrument is executed on behalf of Willie L. Harris, Sr. by Pamela Harrison as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20120319-0022921 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2200 11th Avenue South, Nashville, TN 37204**

(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.

Witness **my/our hand(s)** this **16th day of March, 2012**.

Loretta Harris

Loretta Harris

Wanda Y. Brooks

Wanda Y. Brooks

Willie L. Harris, Sr. by Pamela Harrison

Willie L. Harris Sr.
By: Pamela Harrison, Attorney-in-Fact

Pamela Harrison

Pamela Harrison

Tangi K. Townsend

Tangi K. Townsend

State of Tennessee County of Rutherford

On this 16th day of March, 2012 before me personally appeared Pamela Harrison, the person who executed the foregoing instrument on behalf of Willie L. Harris, Sr., and acknowledged that she executed the same as the free act and deed of the said Willie L. Harris, Sr., through Power of Attorney granted her, by the said Willie L. Harris, Sr..

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission Expires:6/18/2012

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, Loretta Harris, Wanda Y. Brooks, Pamela Harrison. and Tangi K. Townsend the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 16th day of March, 2012.

Commission expires:6/18/2012

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY