WARRANTY DEED

12-05-009

BILL GARRETT, Davidson County
Trans:T20120036497 DEEDWARR
Recvd: 05/17/12 14:34 2 pgs
Fees:13.00 Taxes:203.50
20120517-0042949

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of May, 2012

Notary Public

My Commission Expires: ~~09/09/14~~ 01/07/2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED ~~SOLEY~~ SOLELY BY THE DIRECTION & INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NASHVILLE REAL ESTATE INVESTMENTS, LLC (NAME)	NEW OWNER (NAME)	060-16-0
2012 21st Avenue S (ADDRESS)	(ADDRESS)	147.00, 145.00 & 144.00
Nashville TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CARMEN ATKINS, TRUSTEE for the benefit of Lindsey Van Rennes, Dilion Van Rennes, Hannah Dale & Mary Ashley Dale, ALBERT LUCIEN DALE, JR. & CAROLYN D. DALE, AS DEVISEES AND CO-TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF MILDRED BEATY DALE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE REAL ESTATE INVESTMENTS, LLC**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I (Map 060-16-0; Parcels 147.00 & 145.00) (2823 Jones Avenue, Nashville, TN 37207):
LAND in Davidson County, Tennessee, being part of Lots Nos. 10, 11, and 12 on this final plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, November 25, 1952, as follows:

BEGINNING at an iron pin on the northeasterly margin of Jones Avenue at the point 129 feet northwest of the corner of Lots Nos. 9 and 10 on said plan; thence with said Avenue northwestwardly 77 feet to an iron pin; thence north 56° degrees 30 minutes east 889 feet to an iron pin; thence south 6° degrees west 488 feet to an iron pin, being north 6 ° degrees east 108 feet from the corner of Lots Nos. 9 and 10 on said plan, thence south 75° degrees west 391.5 feet; thence northwardly 180 feet; thence south 60° degrees 45 minutes west 310 feet, more or less, to the BEGINNING.

BEING the same property conveyed by Warranty Deed from Oliver H. Dale to Carmen Atkins, Trustee, for the benefit of Lindsey Van Rennes, Dilion VanRennes, Hannah Dale and Mary Ashley Dale, four minors, as to a fifty (50%) percent undivided interest in Instrument No. 20071113-0132886, Register's Office for Davidson County, Tennessee, and by Warranty Deed to Lucian Dale of record in Book 4464, Page 16, said Register's Office (as to a fifty (50%) percent undivided interest). The said Lucian Dale (A/K/A Albert Lucian Dale, Sr.) having since died and by the Last Will and Testament of the said Albert Lucian Dale, Sr., of record in Probate No. P09-5381, in the Chancery Court of Williamson County, Tennessee, the subject property having been vested in, Mildred Beaty Dale. The said Mildred Beaty Dale having since died and by the Last Will and Testament of the said Mildred Beaty Dale of record in Probate No. P09-5244, in the Chancery Court of Williamson County, Tennessee, the subject property being conveyed to Albert Lucian Dale, Jr. and Carolyn D. Dale, as devisees.

Tract II (Map 060-16-0; Parcel 144.00) (2829 Jones Avenue, Nashville, TN 37207):
LAND in Davidson County, Tennessee, being part of Lots Nos. 11 and 12 on the Final Plan of Joywood Heights, Section III, not of record, described according to a survey made by W. W. Turner, Engineers, January 15, 1948, being also known as Lot No. 1 on the Plan of a re-subdivision of said Lots Nos. 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956.

BEGINNING on the easterly margin of Jones Avenue, at its intersection with the northwesterly line of the property conveyed to Harold W. Hitt and wife, of record in Book 2105, Page 14, said Register's Office; thence with said line north 56 degrees 30' east 169.8 feet to an iron pin at the corner of Lots Nos. 1 and 2 on said unrecorded re-subdivision; thence with the line between said two lots north 39 degrees west 158 feet to an iron pin on the southeasterly margin of Jones Avenue, as re-located; thence with the margin of same and around a slight curve, southwardly 220 feet to the BEGINNING.

BEING the same property conveyed by Trustee's Deed from James C. Dale, III, Trustee to Lucien Dale (A/K/A Albert Lucien Dale, Sr.) and wife, Mildred B. Dale (A/K/A Mildred Beaty Dale), as recorded on the 21st day of June, 1984 in Deed Book 6321, Page 6, Register's Office of Davidson County, Tennessee. The said Albert Lucien Dale, Sr. having since died on October 13, 2008 and by the Last Will and Testament of record in Probate No. P09-5381, in the Chancery Court of Williamson County, Tennessee, the said property was vested in Mildred B. Dale. The said Mildred Beaty Dale having since died on January 1, 2009, and by the Last Will and Testament of record in Probate No. P09-5244, in the Chancery Court of Williamson County, Tennessee, James C. Dale, III, was appointed as Trustee of the Mildred Beaty Dale Testamentary Trust. The said James C. Dale, III, having declined to serve, as Trustee, and by Order to Admit Will to Probate No. P09-5244, in the Chancery Court of Williamson County, Tennessee, the said Albert Lucien Dale, Jr., and Carolyn D. Dale Van Rennes (N/K/A Carolyn D. Dale), were appointed as substitute Co-Trustee of the Testamentary Trust of Mildred Beaty Dale, deceased.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2823 Jones Avenue & 2829 Jones Avenue, Nashville, TN, 37207.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of May, 2012.

CARMEN ATKINS, TRUSTEE for the benefit of Lindsey Van Rennes, Dilion Van Rennes, Hannah Dale & Mary Ashley Dale, ALBERT LUCIEN DALE, JR. and CAROLYN D. DALE, Individually and as Co-Trustees under the Last Will and Testament of Mildred Beaty Dale, deceased.

By Carmen Atkins, Trustee
CARMEN ATKINS, TRUSTEE

ALBERT LUCIEN DALE, JR., INDIVIDUALLY

Carolyn D Dale
CAROLYN D. DALE, INDIVIDUALLY

ALBERT LUCIEN DALE, JR., CO-TRUSTEE under the Last Will and Testament of Mildred Beaty Dale, deceased

Carolyn D Dale
CAROLYN D. DALE, CO-TRUSTEE under the Last Will and Testament of Mildred Beaty Dale, deceased

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARMEN ATKINS, TRUSTEE for the benefit of Lindsey Van Rennes, Dilion Van Rennes, Hannah Dale & Mary Ashley Dale** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALBERT LUCIEN DALE, JR., AND CAROLYN D. DALE** 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 Nashville, Tennessee, this 14th day of May, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALBERT LUCIEN DALE, JR., AND CAROLYN D. DALE, AS CO-TRUSTEES under the Last Will and Testament of Mildred Beaty Dale, deceased** 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 Nashville, Tennessee, this 14th day of May, 2012.

My Commission Expires: 09/09/14

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PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY