WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042794 DEEDWARR
Recvd: 06/11/12 10:34 2 pgs
Fees:13.00 Taxes:201.28
20120611-0050707

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/27/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#17068

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADS of South Florida LLC	ADS of South Florida LLC	07109012400
(NAME) PO Box 120726	(NAME) PO Box 120726	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(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, M.A. Young, Trustee, L W Property Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADS of South Florida 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 the 12th Civil District of Davidson County, Tennessee, being described according to survey made by T.R. Sanford, Surveyor, December 8, 1962, as follows:

Beginning at the southeast corner of Haynes Street or Avenue at its intersection with Seminary Street; thence with the margin of Seminary Street south 37 deg. 35' west 121.34 feet to a marker in the northerly margin of Haynes Meade, Section II, of record in Book 2854, Page 136, Register's Office for Davidson County, Tennessee; thence with the margin of Haynes Meade north 52 deg. 21' west 93 feet to a point; thence continuing with the margin of said subdivision 31.3 feet to a point, the southwest corner of Tract II on said survey; thence with the dividing line between Tract I and Tract II north 61 deg. 33" east 151.8 feet more or less to the margin of Haynes Street; thence with the margin of Haynes Street south 28 deg. 22' east 67 feet to the point of beginning.

Being the same property conveyed to M.A. Young, Trustee, L W Property Trust, by deed of record in Instrument No. 20120611 0050706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1712 Haynes Street, Nashville, TN 37207
(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 hand this 4th day of June, 2012.

M.A. Young, Trustee, L W Property Trust

By: M.A. Young Trustee

M.A. Young, Trustee, L W ~~Property Trust~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of June 2012, before me, personally appeared M.A Young as trustee of the L W Property Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2012.

Commission expires:

LaTrece McAdoo

Notary Public

