WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120093299 DEEDWARR
Recvd: 12/06/12 11:12 2 pgs
Fees:13.00 Taxes:773.30

20121206-0112399

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mary Givens	Mary Givens	082-09 227.00
(NAME)	(NAME)	
1317 2nd Avenue North	1317 2nd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, I, **Choice City Homes LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Givens and Walter Givens**, wife and husband, 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 part of Lot No. 22 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

Beginning at a Mag Nail Set in the Western right of way line of Second Avenue North being 25' from the centerline and also being the Northeast corner to Southern Holdings, Inc. (Inst# 200904300039144); thence leaving Southern Holdings, Inc. and with Second Avenue North S 30°11'55" E a distance of 50.00 feet to a Point at the back of sidewalk being the Northwest corner to Southern Holdings, Inc. (Inst # 201109200072615); thence leaving Second Avenue North and with Southern Holdings, Inc. S 59°48'05" W a distance of 134.40 feet to a Point in the Eastern right of way of an Alley Way being N 60°04'32" E a distance of 2.42 feet from an Iron Rod Old; thence leaving Southern Holdings, Inc. and with Alley Way N 30°11'55" W a distance of 50.00 feet to an Iron Rod Set being corner to Southern Holdings, Inc; thence leaving Alley Way and with Southern Holdings, Inc. N 59°48'05" E a distance of 134.40 feet to the point of beginning having an area of 6720.0 square feet or 0.15 acres more or less.

Being the same property conveyed to Choice City Homes, LLC, by Warranty Deed from Larry B. Felts, Ernest E. Rigsby, Brandon W. Rigsby, Mary Beth Finney, Maxine Finney, Alec Phillip Finney and Derek Daniel Finney, dated June 6, 2012, of record in Instrument No. 20120907-0081002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 17, page 640 of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1317 2nd Avenue North, Nashville, TN 37208

(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 30th day of November, 2012.

Choice City Homes LLC

By: Norma Crow

NORMA CROW, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Norma Crow a with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the Managing Member of Choice City Homes, LLC, the within named bargainor, a limited liability company, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Norma Crow as such Managing Member.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of November, 2012.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016