BILL GARRETT, Davidson County
Trans: T20130086047 DEEDWARR
Recvd: 10/04/13 12:38 2 pgs
Fees: 13.00 Taxes: 850.63
20131004-0104560

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

B-DA-13-5407B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/20/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Scott	New Owner	
5407B Louisiana Ave. (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	09106035700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DALE AVENUE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN SCOTT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 1316, BLOCK 21, ON PLAN NO. 2 OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 172, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO JEFF GAW BY DEED FROM FIRST JORDAN FLP, AS TRUSTEE OF THE 5407 LOUISIANA AVENUE TRUST, DATED 12/07/2012 AND FILED FOR RECORD ON 12/12/2012 IN INSTRUMENT 201212120114618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING PART OF THE SAME PROPERTY CONVEYED TO JEFF GAW BY DEED FROM JEFF GAW, DATED 12/07/2012 AND FILED FOR RECORD ON 12/12/2012 IN INSTRUMENT 201212120114619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO DALE AVENUE LLC BY DEED FROM JEFF GAW, DATED 01/29/2013 AND FILED FOR RECORD ON 01/29/2013 IN INSTRUMENT 201301290009321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 172, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5407B Louisiana Ave., Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 30th day of September, 2013.

Dale Avenue, LLC

BY: _____ - Chief Manager
Jeff Gaw, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Dale Avenue, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

_____
Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903