BILL GARRETT, Davidson County
Trans:T20130099083 DEEDWARR
Recvd: 11/21/13 14:50 2 pgs
Fees:13.00 Taxes:253.45
20131121-0120193

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4781

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aimee McCray 1516 14th Ave North Nashville, TN 37208	New Owner **1516 14th Avenue North** **Nashville, TN 37208**	081-16-0-025.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$68,500.00**

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Deobrah Bell and TRHI, LLC, a Tennessee limited liablity company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Aimee McCray, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 219 in McGavock's Plan of Lots in North Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot fronts 50 feet on Alberta Avenue, now 14th Avenue North, and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Antonio Tate and Deobrah Bell by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated July 24, 2002, recorded August 19, 2002, of record in Instrument No. 20020819-0100072; and as further conveyed to TRHI, LLC, a Tennessee limited liability company (a one-half undivided interest) by Quitclaim Deed from Antonio Tate, a married person, dated April 24, 2012, recorded April 25, 2012, of record in Instrument No. 20120425-0035333, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of the Grantor(s).
This conveyance is a "wrapping up" action of the business of the said LLC.

This is improved property located at: **1516 14th Ave North, Nashville, TN 37208**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Current year taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, its heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **18th** day of **November, 2013**.

Deodrah Bell

TRHI, LLC

By: /Antonio D. Tate
Antonio D.Tate, Its Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Deobrah Bell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **18th** day of **November, 2013.**

Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Antonio D. Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **TRHI, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Managing Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand and Official Seal this the **18th** day of **November, 2013**.

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015