BILL GARRETT, Davidson County
Trans:T20130100666 DEEDWARR
Recvd: 11/27/13 16:19 2 pgs
Fees:13.00 Taxes:839.90

20131127-0122004

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2013.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
DY Properties II, LLC ~~1210 Gartland Ave~~ P. O. Box 1283 ~~Nashville~~, TN ~~37206~~ 37013 Antioch,	SAME	Map 083 09 0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VELMA M. PROWELL, as surviving tenant by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DY PROPERTIES II, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Davidson County, Tennessee, being the westerly 48 feet of the easterly 50 feet of Lot No. 3, Block 2, of a Plan of D. H. Bailey's Subdivision of Part of the Allison Property, as of record in Book 161, Page 73, Register's Office for said County.

Said Part of Lot No. 3 fronts 48 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Zollie V. Prowell and wife, Velma M. Prowell, by Warranty Deed dated August 31, 1987, from John R. Covington, Jr., and wife, Willie Mai Covington recorded on September 2, 1987, of record in Book 7343, page 444, Register's Office

for Davidson County, Tennessee, the said Zollie V. Prowell having since died in March, 2013, leaving Velma M. Prowell as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of D. H. Bailey's Subdivision of Part of the Allison Property of record in Plat Book 161, page 73, in the Register's Office for Davidson County, Tennessee.

2. Rights of the public in and to ingress and egress to the alley as bounds said property.

This is improved property known as: 1210 Gartland Ave, Nashville, TN 37206.

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 successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my successors and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of November, 2013.

Velma M. Prowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VELMA M. PROWELL, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2013

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____