BILL GARRETT, Davidson County
Trans:T20140001548 DEEDWARR
Recvd: 01/08/14 10:54 2 pgs
Fees:13.00 Taxes:555.00

20140108-0002026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER 31, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MFR-13-1

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rudy Family Limited Partnership	Rudy Family Limited Partnership	52-13-12.00; 52-13-13.00; 52-13-15.00; 52-13-16.00;
(NAME)	(NAME)	52-13-17.00; 52-13-18.00; 52-13-19.00; 52-13-20.00;
2012 21st Avenue South	2012 21st Avenue South	52-13-51.00; 52-13-53.00;
(ADDRESS)	(ADDRESS)	52-13-54.00; 52-13-55.00; 52-13-56.00; 52-13-57.00;
Nashville, TN 37212	Nashville, TN 37212	52-13-58.00; 52-13-59.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B & V ENTERPRISES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the **RUDY FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantee, its successors, 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 LOTS NOS. 1, 2, 3, AND 4, IN THE PLAN OF J.H. GOTHARD'S SUBDIVISION OF 9.08 ACRES IN PENNINGTON BEND, AS OF RECORD IN BOOK 547, PAGE 79, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE PLAN OF ROBERT YOUNG'S SUBDIVISION OF LARGE LOTS, AS OF RECORD IN BOOK 421, PAGE 140; AND PART OF LOT NO. 29, ALL OF LOTS NOS. 30 TO 36 INCLUSIVE AND PART OF LOTS NOS. 37 AND 38 ON THE MAP OF WOODDALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGE 109 AND 110, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY INSTALLMENT DEED FROM KATIE LINDER MARTIN, TRUSTEE TO B. & V. ENTERPRISES, A TENNESSEE CORPORATION AS RECORDED ON THE 2ND DAY OF APRIL, 1971 IN DEED BOOK 4490, PAGE 663, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBERS 5, 6, 8 AND 9 ON THE MAP OF J. H. GOTHARD'S SUBDIVISION, OF RECORD IN BOOK 547, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 39 ON THE MAP OF WOODDALE GROVE ANNEX SUBDIVISION OF PART OF THE J. H. GOTHARD'S LANDS, OF RECORD IN BOOK 547, PAGES 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM GEORGE P. LINEBAUGH, JR., ADMINISTRATOR OF THE ESTATE OF WILLIAM R. MABRY, DECEASED TO B & V ENTERPRISES, INC. AS RECORDED ON THE 26TH DAY OF APRIL, 1972 IN DEED BOOK 4596, PAGE 412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 32, 33, 34, 35, 36 AND 37 AS SHOWN ON THE PLANS OF WOODALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGES 109 AND 110, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 32, AND ALSO BEING AT THE SOUTHEAST INTERSECTION OF WOODALE LANE AND MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 300 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 37; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT NO. 37, 31 FEET, MORE OR LESS TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE, 275 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25 FEET, 39.3 FEET TO A POINT IN THE WESTERLY LINE OF LOT NO. 32, THE SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF WOODALE LANE; THENCE NORTHERLY ALONG THE SAME 55 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MINNIE B. LINDER TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE AS RECORDED ON THE 5TH DAY OF APRIL, 1966 IN BOOK 4002, PAGE 764, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING;

1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WOODALE GROVE ANNEX, AS RECORDED IN PLAT BOOK 547, PAGE(S) 109 AND 110, J. H. GOTHARD'S SUBDIVISION RECORDED IN PLAT BOOK 547, PAGE 79 AND ROBERT YOUNG'S FARM RECORDED IN BOOK 421, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2) CONVEYANCE TO STATE OF TENNESSEE RECORDED IN BOOK 4002, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 and assigns forever; and we do covenant with the said 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 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, 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.

This is unimproved property known as 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2608, 2609, 2610, 2611, 2614, 2615 and 2617 Miami Avenue, Nashville, Tennessee 37214 and 2105 Wooddale Lane, Nashville, TN 37214

Witness my/our hand(s) this 31st day of December, 2013.

B & V Enterprises, Inc.

BY: _____
Dudley Selinger, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of December 2013, before me personally appeared Dudley Selinger, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of B & V Enterprises, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2013.

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
My Commission Expires March 16, 2016

_____
Notary Public

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212