WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140009225 DEEDWARR
Recvd: 02/10/14 09:34 2 pgs
Fees:13.00 Taxes:2405.00

20140210-0011270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-16
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry S. Herst, III	Same	104-8-289.00
(NAME)	(NAME)	
1402 17th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **RICHARD C. GILES AND WIFE, PATRICIA L. GILES, TRUSTEES OF THE RICK GILES PROFIT SHARING PLAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERRY S. HERST, III**, 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 the south 55 feet of the north 1/3 of the west ½ of Lot No. 42 in the O.B. Hayes Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County described as follows:

Beginning in the easterly margin of 17th Avenue South formerly Addison Street 55 feet 6-1/2 inches south of the dividing line between Lots Nos. 35 and 42 on said plan; thence parallel with said dividing line eastwardly 157 feet 3 inches to a proposed alley; thence with the westerly margin of said proposed alley 55 feet southwardly to the north line of the middle 1/3 of said Lot No. 42; thence with said line westerly 157 feet 3 inches to the easterly margin of 17th Avenue South; thence with said 17th Avenue South, northwardly 55 feet to the beginning.

Being the same property conveyed to Richard C. Giles and Patricia L. Giles, Trustees of the Rick Giles Profit Sharing Plan by Warranty Deed from Parthenon Properties, Inc., a coporation, filed of record on June 24, 2002, as Instrument No. 20020624-0075528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1402 17th Avenue South, Nashville, TN 37212**

(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 our hands this 24th day of January, 2014.

Richard C. Giles, Trustee

Patricia L. Giles, Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, of said County, Richard C. Giles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as trustee of said trust.

Witness my hand and official seal this 24 day of January, 2014.

Commission expires:

MELANIE LINZY Notary Public
Notary Public - State of Florida
My Comm. Expires Feb 27, 2016
Commission # EE 858566
Bonded Through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, of said County, Patricia L. Giles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under that certain Trust Agreement and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as trustee of said trust.

Witness my hand and official seal this 24 day of January, 2014.

Commission expires: Feb 27, 2014

MELANIE LINZY
Notary Public - State of Florida
My Comm. Expires Feb 27, 2016
Commission # EE 858566
Bonded Through National Notary Assn.

Notary Public