WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140009543 DEEDWARR
Recvd: 02/10/14 14:27 2 pgs
Fees:13.00 Taxes:1850.00
20140210-0011698

TRICIA BAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
203 2nd Avenue, LLC	Same as new owner	093-02-3-173.00
(NAME) 295 W. College Street	(NAME)	
(ADDRESS) Lake Charles, LA 70605	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, BERNAD GIBBS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 203 2ND AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 a part of Lot No. 26 in the Original Town of Nashville, Tennessee, and being described as follows:

Fronting 21 feet 6 inches on the east margin of Third Avenue (formerly College Street), and being the premises known as store-house city number 212 Third Avenue (formerly North College Street), more particularly described as follows:

Beginning at a point in the eastern margin of said Avenue, or North College Street aforesaid 81 feet 3 1/2 inches from the intersection of said Avenue or College Street with Bank Alley; thence southwardly 21 feet 6 inches to the center of a thirteen inch wall between said store-house number 212 and adjoining store house number 210; thence eastwardly with the center of said wall 108 feet 3 inches to a ten-foot alley; thence northwardly with the margin of said alley, 21 feet, 6 inches; thence westwardly 108 feet 3 inches to the beginning, being a part of Lot No. 26 in the Original Town of Nashville, Tennessee.

Being the same property conveyed to Bernad Gibbs, by deed from 212 Partners, a Tennessee general partnership composed of Charles D. Nord, William I, Kuhn, Wherry & Elizer Properties, L.P., successor to Wherry & Elizer, a Tennessee general partership, Jacqueline Anne Saturn, Samantha T. Saturn, Rachel Elizabeth Saturn and Lawrence J. Sacks, Co-Trustees of the Trusts u/w/o Nancy A. Saturn f/b/o Jacqueline Anne Saturn, Samantha T. Saturn and Rachel Elizabeth Saturn, of record in Instrument No. 20140107-0001829, dated January 3, 2014, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown as being a part of Lot No. 26 in the Original Town of Nashville, Tennessee, and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **212 3rd Avenue, North, Nashville, TN 37201**

(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 31st day of January, 2014.

Bernad Gibbs

STATE OF LOUISIANA)
PARISH OF Calcasieu)

Personally appeared before me, the undersigned, a Notary Public in and for said Parish and State, Bernad Gibbs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 31st, this January day of 2014.

Michelle R. Gaspard
Notary Public
Michelle R. Gaspard #49218

My Commission Expires:

Lifetime