WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019781 DEEDWARR
Recvd: 03/25/14 11:09 2 pgs
Fees:13.00 Taxes:166.50
20140325-0024367

R-FSBO-14-417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ennyx TN, LLC	**Ennyx TN, LLC**	
(NAME) **1029 Saint Andrews Place**	(NAME) **1029 Saint Andrews Place**	**092-09-0-262.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WESLEE M. WASHINGTON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ENNYX TN, LLC** hereinafter called the Grantee(s), their 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 Lot No. 104 on the Plan of W.R. Wilson Tract, West Nashville of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the westerly side of 35th Avenue North, formerly Remy Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Weslee M. Washington by deed from Julian A. Chambers of record in Instrument No. 20060518-0058237 Register's Office for Davidson County, Tennessee, dated May 18, 2006 and recorded on May 18, 2006. (Value of consideration shown in aforementioned deed $10,000.00.)

This has never been a primary or marital residence of grantor herein.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **417 35th Avenue North, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 19th DAY OF MARCH 2014.

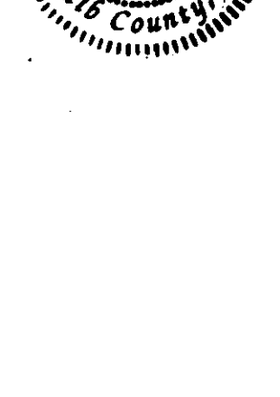
Weslee M. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEE M. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of March 2014.

Notary Public
My Commission Expires: 3/25/2014
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212