Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

(N)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

File No.: ALW-14-101

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I Mancini, a Tennessee GP	New Owners	
(NAME)	(NAME)	082-05-0-145.00 (Tract I)
228 Craighead Ave.		
(ADDRESS)	(ADDRESS)	082-05-0-164.00 (Tract II)
Nashville, TN 37205		
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BRUCE PEERY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **I MANCINI, A TENNESSEE GENERAL PARTNERSHIP**, 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of McGavock City Park Property of record in Book 57, Page 101, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Together with an alley closing in Ordinance Nos. 76-82 and BL2007-7 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of McGavock City Park Lots 113-121, recorded in Book 7900, Page 586, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bruce Peery by Special Warranty Deed from Greenbank, a Tennessee Banking Corporation, executed October 20, 2010, of record in Instrument No. 20101021-0084295, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140022889 DEEDWARR
Recvd: 04/04/14 11:33 2 pgs
Fees:13.00 Taxes:1794.50
20140404-0028248

unimproved ☐
This is improved ☒ property, known as 101A and 101 Van Buren Street, Nashville, TN 37208

(House Number) (Street) (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 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 28th day of March, 2014.

Bruce Peery by
Mary Beth Peery, Attorney in Fact

Bruce Peery
by Mary Beth Peery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Mary Beth Peery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Bruce Peery**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Bruce Peery**, the within named bargainor by the said **Mary Beth Peery** as such Attorney-in-Fact.

Witness my hand and official seal in ~~Franklin~~ Nashville, Tennessee this 28th day of March, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
AMANDA VAUGHN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171