WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 29th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-JG-14-5506

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)
NASHVILLE INTOWN DEVELOPMENT CO, LLC	**New owner**	
(NAME)	(NAME)	**91-2-289.00**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **CASON A. DICKINSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE INTOWN DEVELOPMENT CO, 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:

Being part of Block "H", Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County, described as follows: Beginning on the Northerly margin of New York Ave., 160 feet Westerly of the Westerly margin of 55th Avenue No. formerly 14th Street; thence with the Northerly margin of New York Avenue, Westwardly 50 feet; thence Northwardly parallel with 56th Avenue No. 150 feet to the Southerly margin of an alley; thence with said alley, Eastwardly 50 feet; thence Southwardly 150 feet to the beginning.

Being the same property conveyed by Order as recorded on the 9th day of April, 2013 in Instrument No. 20130409-0035191; Quitclaim Deed from Bulldog South, Inc., a Tennessee corporation to Cason A. Dickinson as recorded on the 8th day of February, 2012 in Instrument No. 20120208-0011440; Final Decree Confirming Sale as recorded on the 21st day of October, 2009 in Instrument No. 20091021-0097258 and Installment Deed from Ethel Lutin, a widow to Industrial Specialties Company, Inc. as recorded on the 29th day of June, 1978 in Deed Book 5305, Page 558, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5506 New York Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20140029366 DEEDWARR
Recvd: 04/30/14 10:15 2 pgs
Fees:13.00 Taxes:99.90
20140430-0036179

Witness my/our hand(s) this the 28th DAY OF APRIL, 2014.

Cason A. Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASON A. DICKINSON, 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 28th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



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