WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140040689 DEEDWARR
Recvd: 06/10/14 09:50 2 pgs
Fees: 13.00 Taxes: 666.00
20140610-0050251

B-MG-14-5711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS 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)
Nashville Intown Development Co., LLC	NEW OWNER	
(NAME)	(NAME)	
5711 and 5707 Morrow Road	650 Hedgewood Avenue	**91-6-98.00 & 91-6-363.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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 **JO ANN EDDY SOMERS, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lots 2 and 3, EDDY'S FOLLY, RESUBDIVISION OF LOT 2, as shown on plat of record in Instrument No. 20131223-0129397, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Carl B. Parker and wife, Sallie M. Parker to Richard J. Eddy and wife, Elsie M. Eddy as recorded on the 6th day of November, 1951 in Deed Book 2027, Page 20; part of Affidavit of Heirship as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029777 and see also Last Will and and Testament of Elsie M. Eddy as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029775, 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 EDDY'S FOLLY, as recorded in Plat Book 2854, Page(s) 102 and EDDY'S FOLLY, RESUBDIVISION OF LOT 2 recorded at Instrument No. 20131223-0129397, 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).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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: **5711 and 5707 Morrow Road, 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.

✱ Richard J. Eddy predeceased Elsie M. Eddy, who died June 13, 2008. Pursuant to Last Will and Testament of Elsie M. Eddy, JO ANN EDDY SOMERS was devised subject property.

Witness my/our hand(s) this the 30th DAY OF MAY, 2014.

Jo Ann Eddy Somers

Jo Ann Eddy Somers

Richard E. Somers by Jo Ann Eddy Somers, attorney in fact

Rick Somers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO ANN EDDY SOMERS AND RICK SOMERS, 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 30th of May, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)



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