BILL GARRETT, Davidson County
Trans:T20140048988 DEEDWARR
Recvd: 07/09/14 14:19 2 pgs
Fees:13.00 Taxes:268.25
20140709-0060475

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
R14-1145

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| ASM Partners, LLC<br>5125 Walnut Park Drive<br>Brentwood, TN 37027 | New Owner | 105-03-0-110.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gregory Wood, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **ASM Partners, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land situated in Davidson County, Tennessee, and further described as follows:

Beginning at a point on the easterly margin of 2nd Avenue South, formerly Market Street, 385 feet north of the northeast corner of said Avenue and Chestnut Street; thence at right angles, easterly 180 feet to the westerly margin of an alley; thence with the margin of said alley, northerly 35 feet to a point; thence westerly 180 feet to the easterly margin of 2nd Avenue South; thence with the margin of said Avenue, southerly 35 feet to the beginning.

Being the same property conveyed to Gregory Wood by Quitclaim Deed from Southwood, Inc., dated March 27, 2006, recorded April 5, 2006, of record in Instrument No. 20060405-0039012, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Southwood, Inc. by Warranty Deed from Sadler Properties, LLC, dated May 20, 2004, recorded May 24, 2004, of record in Instrument No. 20040524-0060452, as corrected in Instrument No. 20060327-0034557, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is unimproved property located at: **1104 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **July, 2014.**

**GRANTOR(S)**

Gregory Wood

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gregory Wood** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **8th** day of **July, 2014.**

Notary Public

My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017