| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Sept. 2014<br>Notary Public<br>MY COMMISSION EXPIRES: March 8, 2016<br>(AFFIX SEAL) |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | |

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason S. White | Avenue Bank | MAP |
| 1247 2nd Avenue South | 111 10th Avenue S. #200 | PARCEL 10503026500 |
| Nashville, TN 37210 | Nashville TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ricky Hines, a/k/a James Ricky Hines**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason S. White and wife, Virginia L. White**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 27 in John Nelson's Addition to Nashville, a plan of which is of record in Book No. 2, Page 182, in the Register's Office for said County.

Beginning on the westerly margin of 2nd Avenue South, formerly Market Street, on the line between Lots Nos. 27 and 28; thence with said avenue northerly 27 1/2 feet to what was formerly D. T. Reynolds S. E. corner; thence with his southerly line westerly 127 1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 27 1/2 feet to the line between said lots 27 & 28; thence with said alley easterly 127 1/2 feet, more or less to the beginning.

Being the same property conveyed to Ricky Hines by deed from Southern Financial Inc. of record in Book 11175, page 921, Register's Office for Davidson County, Tennessee, dated October 27, 1998 and recorded on October 29, 1998.

Residence is not the grantors primary residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1247 2nd Avenue South, Nashville, TN 37210.**

BILL GARRETT, Davidson County
Trans:T20140070759 DEEDWARR
Recvd: 09/22/14 12:36 2 pgs
Fees:13.00 Taxes:323.75
20140922-0086721

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 GRANTEES 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 GRANTEES, 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 our hand( ) this the 18th day of September, 2014.

Ricky Hines

Ricky Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ricky Hines** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2014.

My Commission expires: _____

Notary Public