File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072980 DEEDWARR
Recvd: 09/29/14 14:10 2 pgs
Fees:13.00 Taxes:1017.50
20140929-0089558

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-14-4000

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
Charles Richardson	New Owner	103-08-0-190.00
(NAME)	(NAME)	
4320 Sunnybrook Dr.		
(ADDRESS)	(ADDRESS)	
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, **FOR A SONG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHARLES RICHARDSON**, 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 the easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 356 being described as follows: Beginning at the southwest corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the northeast corner of said Lot No. 356, thence with the southerly margin of said alley westerly 171 7/8 feet, more or less, to a point; thence, southerly 100 feet or more or less to a point; thence easterly 180 feet to the westerly margin of Cambridge Avenue; thence 170 feet northerly along the westerly margin of Cambridge Avenue to the point of beginning.

Excepted and excluded from the above-described tract is the following:

Beginning at an iron pin in the corner of the intersection of Cambridge Avenue and a 15 foot alley, said pin marking the northeasterly corner of said Lot No. 356, thence in a southwesterly direction along the southerly margin of said alley, a distance of 171 7/8 feet a point; thence southwardly 100 feet to a point in the southerly line of said Lot No. 356; thence easterly along the southerly line of said Lot No. 356, 85.1 feet to an iron pin which is 94.9 feet westwardly from the southeasterly corner of said Lot No. 356; thence in a northwestwardly direction 82.4 feet to an iron pin located 111.75 feet westwardly from the westerly margin of Cambridge Avenue, thence in an easterly direction 111.75 feet to an iron pin in the westerly margin of Cambridge Avenue; thence in a northerly direction along the westerly margin of Cambridge Avenue a distance of 93.5 feet to the point of beginning.

Being the same property conveyed to Ron Runyeon and wife, Linda Sue Simmons by Warranty Deed from Robert W. Ingram, dated April 30, 2007, recorded May 1, 2007 in Instrument No. 20070501-0051855, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to For a Song Properties, LLC by Quitclaim Deed from Ron Runyeon and wife, Linda Sue Simmons, dated April 24, 2008, recorded April 29, 2008 in Instrument No. 20080429-0043635, Register's Office for 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.

unimproved ☐
This is improved ☒ property, known as 4000 Cambridge Ave., Nashville, TN 37205
(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 25th day of September, 2014.

For A Song Properties, LLC

BY: Ron Runyeon, Member
Ron Runyeon, Member

BY: Tia M. Sillers, Member
Tia M. Sillers, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of September, 2014, before me personally appeared Ron Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of September, 2014, before me personally appeared Tia M. Sillers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

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