BILL GARRETT, Davidson County
Trans:T20140073583 DEEDWARR
Recvd: 09/30/14 16:01 3 pgs
Fees:18.00 Taxes:1850.00
20140930-0090311

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|---|---|
| Box 44<br>**THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $500,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of September, 2014.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 2, 2015

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| WTKC, LLC<br>3612 Brighton Road<br>Nashville, TN 37205 | SAME | 10413018300 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN RODRIGUES**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WTKC, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Map of re-subdivision of Lots 3 and 9 of Block "L" in Whitland Realty Company's Subdivision, as of record in Book 1424, page 43, Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the northerly side of Brighton Avenue and runs back 291.2 feet on the easterly line and 280 feet on the westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Ellen Rodrigues by deed dated January 24, 1989 from Betty Alexander Reaney, sole devisee of Elizabeth Coles Alexander, deceased and Executrix for the Estate of Elizabeth Coles Alexander, of record in Bok 7757, page 641, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to Matters shown on the Plan of record in Book 1424, page 43, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or her spouse.

This is improved property known as: **3612 Brighton Road, Nashville, TN 37205.**

**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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 30th day of September, 2014.

Ellen B. Rodrigues

Ellen Rodrigues

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN RODRIGUES** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of September, 2014

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015