1 GSRM Bx49

BILL GARRETT, Davidson County
Trans:T20140084835 DEEDWARR
Recvd: 11/10/14 12:33 3 pgs
Fees:18.00 Taxes:1369.00
20141110-0103605

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

John P. Riggan
Affiant

Subscribed and sworn to before me, this 6th day of November, 2014.

Catherine H. Gwyn
Notary Public

My Commission Expires: 6.21.16

Address New Owner As Follows:
TNNC Ventures, LLC
2517 Sunset Place
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map-Parcel Number:
104-15-0-113.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary C. Hinton, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TNNC Ventures, 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, Tennessee, being the easterly half of Lot No. 24 on the Plan of Sunset Park, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 24 fronts 50 feet on the southerly side of Sunset Place and extends back 160.5 feet to a rear line measuring 50 feet thereon.

Being the same property conveyed to David B. Hinton and wife, Mary C. Hinton, by deed from Anthony S. Ragonese and wife, Mary Louise Ragonese, of record in Book 8763, page 645, dated October 16, 1992, as re-recorded in Book 9210, page 738, dated December 17, 1993, said Register's Office. Then being further conveyed to Mary C. Hinton, by quitclaim deed from David B. Hinton, of record in Book 10837, page 902, dated February 6, 1998, said Register's Office.

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:

1. 2014 taxes which have been paid by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 332, page 132, said Register's Office.

This is improved property known as: **2515 Sunset Place, Nashville, TN 37212.**

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 binds 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 6th day of November, 2014.

Mary C. Hinton

Mary C. Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary C. Hinton, 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 6th day of November, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

