WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091988 DEEDWARR
Recvd: 12/09/14 11:36 3 pgs
Fees:18.00 Taxes:166.50
20141209-0112652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurio Properties, LLC	NEW OWNER	
(NAME)	(NAME)	09112024000
1405 Chickering Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **CAROLYN SIMMONS, EXECUTRIX OF THE ESTATE OF LAWRENCE JENKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

See Attached Exhibit "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 21, Page(s) 35, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 0 40th Ave. N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (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 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 my hand this 5th day of December, 2014.

Carolyn Simmons

Carolyn Simmons, Executrix

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Carolyn Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Lawrence Jenkins and executed the within instrument as such Executrix.

Witness my hand and official seal at Nashville, Tennessee this 5 day of December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

Exhibit "A"

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being **part of Lot No. 1** on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning at a point 100 feet west from the northwest corner of 40th Avenue North, formerly Clifton and Delaware, formerly Correy Street; thence westwardly 100 feet on the north margin of said Delaware to the easterly margin of an alley; thence northwardly along the east boundary of said Alley 50 feet to the intersection of Lot No. 2 of said plan; thence eastwardly 100 feet on said boundary line to a point; thence southwardly 50 feet to the beginning.

Being the same property conveyed to Lester W. Mumphrey, Sr. and wife, Sadie Mumphrey by deed from Eliza Stott, a widow of record in Book 1510, page 179, Register's Office for Davidson County, Tennessee, dated July 23, 1947 and recorded on July 23, 1947. Lester W. Mumphrey, Sr. died on January 23, 1962 vesting title solely in Sadie Mumphrey as sole surviving Tenant by the Entirety. Sadie Mumphrey died on November 1, 1973. Lester W. Mumphrey, Jr. is the sole Heir at Law pursuant to an Affidavits of Heirship of record in Book 4868, page 220 and Book 4868, page 222, said Register's Office. Lester W. Mumphrey, Jr., a widow died on September 20, 2012, Lawrence Jenkins is the devisee under the Will of Lester W. Mumphrey, Jr. probated under Docket No. 13P-1122, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Lawrence Jenkins is now deceased as of January 19, 2014, Carolyn Simmons is Executrix under the Will of Lawrence Jenkins probated under Docket No. 14P-122, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with power to sell without the joinder of any beneficiary.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being all of **Lot No. 2** on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton at a point 50 feet north of the northerly margin of Delaware Avenue, said point being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly and parallel with the northerly margin of Delaware Avenue, 200 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of 40th Avenue North; thence with said avenue southwardly 50 feet to the beginning and;

Being the same property conveyed to Lester W. Mumphrey, Sr. and wife, Sadie Mumphrey by deed from Mary Mitchell, a widow of record in Book 1422, page 472, Register's Office for Davidson County, Tennessee, dated November 6, 1946 and recorded on November 7, 1946. Lester W. Mumphrey, Sr. died on January 23, 1962 vesting title solely in Sadie Mumphrey as sole surviving Tenant by the Entirety. Sadie Mumphrey died on November 1, 1973. Lester W. Mumphrey, Jr. is the sole Heir at Law pursuant to an Affidavits of Heirship of record in Book 4868, page 220 and Book 4868, page 222, said Register's Office. Lester W. Mumphrey, Jr., a widow died on September 20, 2012, Lawrence Jenkins is the devisee under the Will of Lester W. Mumphrey, Jr. probated under Docket No. 13P-1122, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Lawrence Jenkins is now deceased as of January 19, 2014, Carolyn Simmons is Executrix under the Will of Lawrence Jenkins probated under Docket No. 14P-122, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with power to sell without the joinder of any beneficiary.