BILL GARRETT, Davidson County
Trans:T20140092074 DEEDWARR
Recvd: 12/09/14 13:57 2 pgs
Fees:13.00 Taxes:4310.50
20141209-0112748

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57059
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Taylor B. York 1711 Linden Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10416019800

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$1,165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **SUJUCO Investments, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor B. York** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the fifty front feet of part of Lot 165, as shown on the Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said western portion of Lot No. 165 fronts fifty feet on the southerly side of Linden Avenue, north and extends backward to the south, between two parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to SUJUCO Investments, LLC, by Warranty Deed from Gustav T. Rodewalk, a married man, dated July 31, 2013 and recorded on August 2, 2013 of record in Instrument N o. 20130802-0080687, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This is improved property, known as 1711 Linden Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of December, 2014

SUJUCO INVESTMENTS, LLC

Susan Colquitt

Susan Colquitt
Member

Jennifer Colquitt

Jennifer Colquitt
Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Susan Colquitt and Jennifer Colquitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **each sole members,** (or other officer authorized to execute this instrument) of **SUJUCO Investments, LLC,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 4th day of December, 2014.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,165,000.00.

Affiant

Sworn and subscribed before me this 4th day of December, 2014.

Notary

My Commission Expires: 2/24/18