BILL GARRETT, Davidson County
Trans:T20150001821 DEEDWARR
Recvd: 01/08/15 13:25 3 pgs
Fees:18.00 Taxes:647.87
20150108-0002164

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #14865

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
39th & Clifton Development, LLC 3801 39th Avenue N, Nashville, TN 37209	New Owner	09209038200 09209038300

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elouise Dantzler now known as Elouise Dantzler Johnson, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto 39th & Clifton Development, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being a part of a reserved tract of land at the Northeast corner of 39th Avenue North and Clifton Avenue in College Hill Subdivision, Section II, as of record in Book 2133, Page 52, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of 39th Avenue North, said point being 100 feet from the Southerly margin of Batavia Street; thence with said margin Southerly 160.94 feet to a point; thence with a radius of 13 feet around a curve, 19.71 feet to a point in the Northerly margin of Clifton Avenue; thence Easterly along a curve in said Northerly margin of Clifton Avenue 101.57 feet to a point; thence continuing Easterly along said margin 26 feet to a point; thence Northerly 121.99 feet to a point in the Southwest corner of Lot 79 of said Subdivision; thence with the Westerly line of said Lot 79, 73.5 feet to a point; said point being 100 feet in the Southerly direction from Batavia Street. Thence Westerly 159.7 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being an unnumbered tract on the Plan of College Hill, Section II, of record in Book 2133, Page 52, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Batavia Street, at the Northwest corner of Lot 79 on the said plan; thence with the Westerly line of said lots, Southerly 100 feet to a point; thence Westerly 159.7 feet to a point in the Easterly margin of 39th Avenue North; thence with the same, Northwardly 80.12 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 31.30 feet to a point in the Southerly margin of Batavia Street, thence with the same, Easterly 139.4 feet to the point of beginning.

Being the same property conveyed to Elouise Dantzler, an unmarried person by Warranty Deed from First American National Bank of Nashville, recorded on the 16th day of July, 1985 in Deed Book 6606, Page 631, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the plat of College Hill Subdivision, Section 2, as recorded in Plat Book 2133, Page(s) 52, said Register's Office.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Hill Subdivision, Section 2, as recorded in Plat Book 2133, Page(s) 52, as affected by Cancellation of Easement recorded in Book 3976, Page 467, said Register's Office.

Elouise Dantzler now known as Elouise Dantzler Johnson.

This is improved real property located on 3801 39th Avenue N, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $175,100.00.

Affiant

Subscribed and sworn to before me this 16 day of January, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of January, 2015.

Elouise Dantzler Elouise Dantzler Johnson
Elouise Dantzler now known as Elouise Dantzler Johnson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Elouise Dantzler now known as Elouise Dantzler Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of January, 2015.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017