WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006810 DEEDWARR
Recvd: 01/28/15 09:47 2 pgs
Fees:13.00 Taxes:4440.00

20150128-0008018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1500, LLC	Same as New Owner	Map 104-8
(NAME)	(NAME)	Parcel 254.00
7516 HWY 70 So., Ste 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Everett H. Lowe,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **1500, 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:

LAND in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot "D" and part of Lot "E" on the Plan of W. P. Ready's Subdivision of Part of Lot 46, of the O.B. Hays Plan, of record in Book 161, page 141, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of 18th Avenue South, formerly Lamar Street, at the South right of way of an Alley, located approximately 479.8 feet South of Horton Avenue;
Thence leaving said 18th Avenue and along said Alley S 81 deg. 22' 29" E, 157.33 feet to an iron pin in the West right of way of Metro Alley No. 442;
Thence along said Alley S 9 deg. 09' 34" W, 81.45 feet to an iron pin;
Thence leaving said Alley N 83 deg. 18' 30" W, 157.58 feet to an iron pin in said 18th Avenue ;
Thence along said 18th Avenue South N 9 deg. 14' 00" E, 86.77 feet to the point of beginning.
The above legal description is taken from the survey prepared by Patrick Coode and Company, LLC, dated June 12, 2014.

BEING the same property conveyed to Everett H. Lowe (being the same person as Everett Hampton Lowe) by Quitclaim Deed from Barbara A. Lowe (being the same person as Barbara Anthony Lowe), filed for record on March 11, 1999 in Book 11380, page 32, Register's Office for Davidson County, Tennessee.

This property is not now and has never been the primary residence of the Grantor or his spouse.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to; (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 141, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1502 18th Avenue South, Nashville, TN 37212
(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/our hands this 27th day of January, 2015.

Everett H. Lowe

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Everett H. Lowe, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of January, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 10915008

