BILL GARRETT, Davidson County
Trans:T20150015207 DEEDWARR
Recvd: 03/02/15 14:47 2 pgs
Fees:13.00 Taxes:1443.00
20150302-0018005

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0036HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2015.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jess M. Settle and Elizabeth W. Settle 849 W. Hillwood Drive Nashville, TN 37205	OWNER	091-08-0-170.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Larger Than Life, LLC (DBA Rockstar Motorcars)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jess M. Settle and wife, Elizabeth W. Settle

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 12th Ward of the City of Nashville, Davidson County, Tennessee, being known as Lot Nos. 54, 55 and 56, on the Map of the Lockhart property, not of record, and partially described according to the boundary survey of Michael V. Stump, Surveyor, dated April 6, 1977, as follows:

Beginning at ε PK nail in the centerline of Kentucky Avenue, said PK nail being 675.44 feet east of the centerline of 48th Avenue; thence northerly 23.85 feet to a R.R. Spike (set) in Kentucky Avenue, said R.R. Spike being 1.15 ft. south of the northerly right of way of Kentucky Avenue, said point being the southwesterly corner of Lot No. 56, the true point of beginning; thence with the westerly line of Lot No. 56; North 2 degrees, 82 minutes and 12 seconds West 142.5 feet to a R. R. Spike, said point being in the southerly margin of Alley # 1207; thence along the southerly margin of said alley, North 87 degrees, 37 minutes, 52 seconds East, 150 feet to a #20 nail (set), said point being the common rear corner of Lot Nos. 54 and 53; thence with the line between said two lots, South 2 degrees, 28 minutes, 12 seconds East, 142.5 feet to a wood stake in Kentucky Avenue; thence with the southerly line of Lot Nos. 54, 55 and 56, South 87 degrees, 37 minutes, 52 seconds West, 150 feet to the beginning.

Together with an alley closing in ordinance No. 77-552 filed with the Metropolitan County Clerk's office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Larger Than Life, LLC, (D/B/A Rockstar Motorcars), by Warranty Deed from Joshua Andrews, dated 12/29/09 and recorded 1/20/10 in Instrument No. 20100120-0005005, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4624 Kentucky Avenue, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of February, 2015.

Larger Than Life, LLC (DBA Rockstar Motorcars)

By: Charles R. Gardner, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles R. Gardner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **Larger Than Life, LLC (DBA Rockstar Motorcars)**, a limited liability company, and that he is authorized by **Larger Than Life, LLC (DBA Rockstar Motorcars)** to execute this instrument on its behalf as such **President.**

Witness my hand and official seal at ~~Hendersonville~~ Nashville, Tennessee this 25th day of February, 2015.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.