BILL GARRETT, Davidson County
Trans:T20150030593 DEEDWARR
Recvd: 04/22/15 15:26 2 pgs
Fees:13.00 Taxes:1480.00
20150422-0036109

SEND TAX BILLS TO NEW OWNER:
1701 FORREST AVE.
NASHVILLE, TN 37206

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 082-05-0-106.00 &
082-05-0-107.00

THIS DEED OF CONVEYANCE, executed and delivered by **T & J HOLDINGS IV, LLC**, a Wyoming Limited Liability Company, hereinafter called the Grantor, to **NICOLE PIERSIAK**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1:
Being Lot No. 40 and the North 10 feet of Lot No. 41 on the Map of D. T. McGavock Additions, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 60 feet on the easterly side of 4th Avenue, North, and runs back between parallel lines 174 feet to an alley.

TRACT 2:
Being the southerly 40 feet of Lot No. 41 on D. T. McGavock's Plan of 98 lots in North Nashville, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot 41 fronts 40 feet on the easterly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

PLAT MATTERS: The above described tracts are subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plat of D. T. McGavock Addition, of record in Plat Book 21, Page 7, said Register's office.

BEING the same property conveyed to T & J Holdings IV, LLC, a Wyoming Limited Liability Company, by Quitclaim Deed from H. Ted Jones and wife, Jane D. Jones, of record in Instrument No. 20090609-0053535, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the appropriate signatories of the Grantor have hereunto set their signatures this the 17th day of April, 2015.

T & J HOLDINGS IV, LLC

H. TED JONES, Manager and Member

JANE D. JONES, Manager and Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **H. Ted Jones**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager and Member of T & J Holdings IV, LLC, the within named bargainor, a Wyoming limited liability company, and that he, as such manager and member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself, as such manager and member.

Witness my hand and official seal at office this the 17th day of April, 2015.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

My commission expires:

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Jane D. Jones**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Manager and Member of T & J Holdings IV, LLC, the within named bargainor, a Wyoming limited liability company, and that she, as such manager and member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by herself, as such manager and member.

Witness my hand and official seal at office this the 17th day of April, 2015.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

My commission expires:

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $400,000 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 17th day of April, 2015.

My Commission Expires: 7-3-17

NOTARY PUBLIC/Register

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017