BILL GARRETT, Davidson County
Trans:T20150030933 DEEDWARR
Recvd: 04/23/15 14:56 2 pgs
Fees:13.00 Taxes:925.00
20150423-0036560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON WILLIAMSON DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
934 JEFFERSON LLC	**NEW OWNER**	**08116039900**
934 JEFFERSON ST	**934 JEFFERSON ST**	
NASHVILLE, TN 37208	**NASHVILLE, TN 37208**	

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 ACKNOWLEDGE, WE,

GILBERT S. FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

934 JEFFERSON LLC

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:

TRACT NO. 1:
BEING part of Lot No. 147 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Jefferson Street, 108-1/3 feet East of the easterly margin of 10th Avenue North; thence, northerly in a right angle to Jefferson Street 82.5 feet to a point; thence, easterly 33-1/3 feet to a point; thence, southerly 82.5 feet to a point in the northerly margin of Jefferson Street; thence, with the margin of the same westerly 33-1/3 feet to the BEGINNING.

TRACT NO. 2:
BEING part of Lot No. 147 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee, described as follows:

BEING on the northerly margin of Jefferson Street at a point 141 feet 8 inches East of the easterly margin of 10th Avenue North, formerly Mrs. Laura M. Harris' Southeast corner; thence, with said street, eastwardly 38 feet 4 inches to the Southwest corner of the property conveyed to Laura Irving, by Deed from Bransford Realty Company, of record in Book 1014, Page 144, said Register's Office; thence with Irving's westerly line, northwardly 98 feet, ? rare or less, to the southerly margin of a private alley; thence, with said alley, westwardly 33 feet 4 inches; thence, southwardly 98 feet, more or less, to the BEGINNING.

TRACT NO. 3:

BEING the southwesterly part of Lot No. 146 and the southeasterly part of Lot No. 147 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 608 to 609, inclusive, Register's Office for Davidson County, Tennessee, described together from a survey made by W. B. Southgate, December 29, 1926, as follows:

BEGINNING on the northerly margin of Jefferson Street at a point 25 feet West of the corner of Lots Nos. 146 and 147; thence, northwardly and parallel with the line between said two (2) lots, 98 feet, more or less, to the southerly margin of a private alley; thence, with the southerly margin of said alley, eastwardly 33 feet 4 inches to a point 8 feet 4 inches East on the line between said Lots Nos. 146 and 147; thence, southwardly and parallel with the line between said two (2) lots; thence, 100 feet, more or less, to the northerly margin of Jefferson Street; thence, with the northerly margin of said Street, westwardly 33 feet 4 inches to the BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GILBERT S. FOX, A MARRIED PERSON, BY QUITCLAIM DEED FROM KATHERINE GOODSON, TRUSTEE, DATED 08/23/1991 AND RECORDED ON 08/26/1991 IN BOOK 8427, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 934 JEFFERSON ST, NASHVILLE, TN 37208.

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 in 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 hand(s) this 15th day of April, 2015.

Gilbert S. Fox

GILBERT S. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GILBERT S. FOX, the within named Grantor(s), 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.

Witness my hand, at office, this 15th day of April, 2015.

Cheryl M. Rodgers

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD