WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031170 DEEDWARR
Recvd: 04/24/15 10:28 3 pgs
Fees:18.00 Taxes:1424.50
20150424-0036818

P-FH-15-2525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17 (AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Gitem Demissie and Ashenafi Atlaw	**Gitem Demissie and Ashenafi Atlaw**	
(NAME)	(NAME)	**14903015100**
455 Bell Road	**455 Bell Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **R.E.P.P., INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GITEM DEMISSIE, MARRIED, AND ASHENAFI ATLAW, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOT TWO, ELLIS PLACE COMMERCIAL PUD, as shown on plat of record in Plat Book 7900, Page 665, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to R.E.P.P., Inc., a Tennessee corporation by Installment Deed from Charles W. Ellis, unmarried, recorded on the 16th day of January, 1986 in Deed Book 6764, Page 414, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 5800, Page 295, Plat Book 7900, Page 527 and Plat Book 7900, Page 665 (see attached Exhibit "A");
- Easement for telephone lines of record in Book 924, Page 459;
- Easement for public utilities, sewer easements, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 5800, Page 295;
- Right-of-way Deed to State of Tennessee of record in Book 2905, Page 533;
- Storm Water Detention Agreement of record in Book 7541, Page 603;
- Deed of Conveyance of record in Book 9698, Page 152 and Book 9698, Page 189, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2525 Murfreesboro Pike, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF APRIL, 2015.

R.E.P.P., Inc., a Tennessee corporation

By: _____
Evelyn Sutton, President

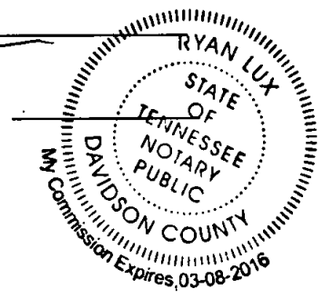
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EVELYN SUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of R.E.P.P. Inc., a Tennessee corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 22nd day of April, 2015.

_____
Notary Public

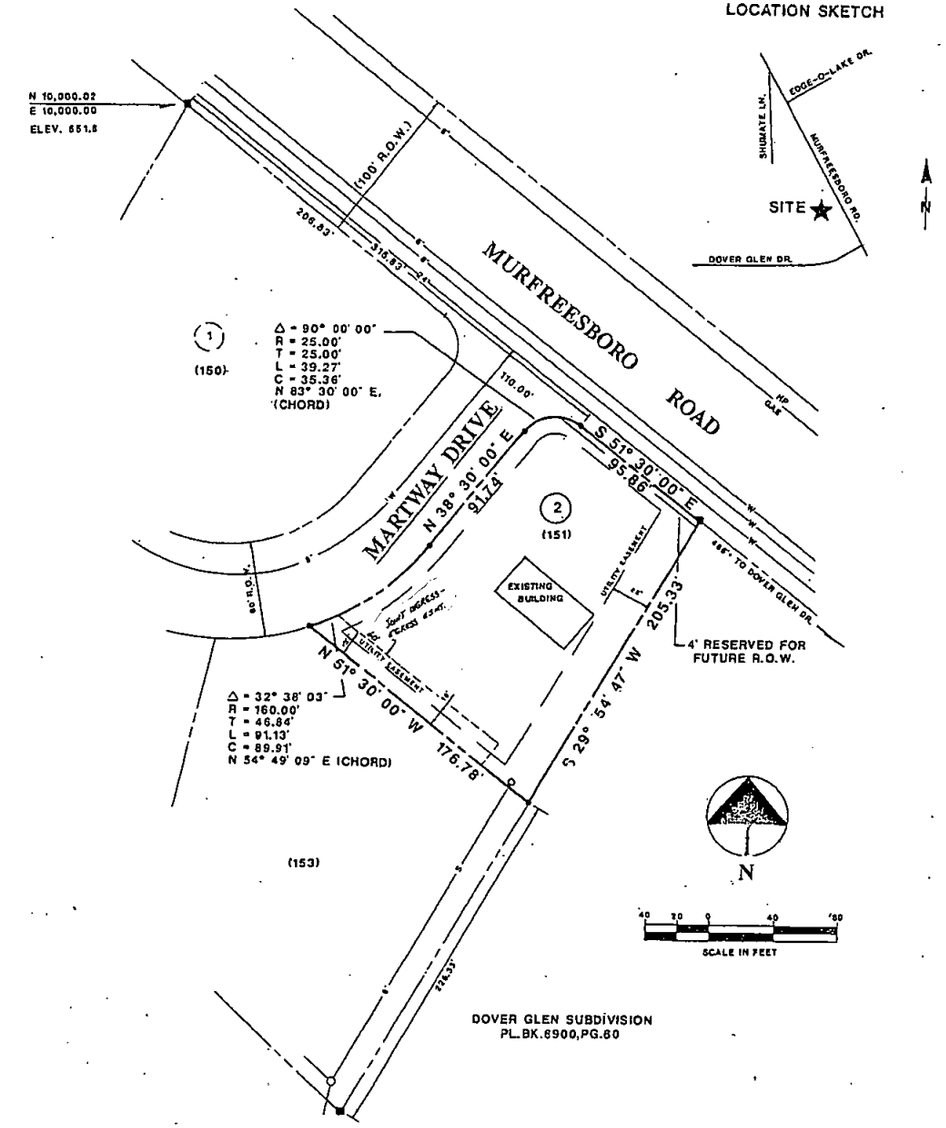
My Commission Expires: _____



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TOTAL AREA 0.65 ACRES OR 28,217 S.F.

LOCATION SKETCH



OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS INTENDED IN BOOK 6900 PAGE 665, R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THIS PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME R.E.P.P. Inc. DATE 12-31-93

NAME Evelyn Sutton / Pres. DATE 12/29/93

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 - A SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION GREATER THAN 1/10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: Joseph C. McConnell DATE 1-4-94

TENNESSEE REGISTERED SURVEY NUMBER: 0972

JOSEPH C. McCONNELL REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 972

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

SECRETARY [signature] DATE 1/20/94

RECORD

RECORDED 1-28-94 IN BK. 7900 PG. 665 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBDIVISION NUMBER 9-86-P / 345-004U

GENERAL NOTES:

1. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF PROPERTY MAP 149-03, PARCEL 151 OF ELLIS PLACE COMMERCIAL AS RECORDED IN PLAT BOOK 7900, PAGE 527, R.O.D.C., TN.
2. PARCEL NUMBERS SHOWN (#) REFER TO PROPERTY MAP 149-03.
3. THIS PLAT IS BEING RECORDED AS A PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 84-1164 AND IDENTIFIED AS MPC 9-86-P.
4. THIS PHASE IS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
5. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ARE HEREBY DEDICATED WITH THIS RECORDING.
6. AN EASEMENT FOR THE EXISTING TELEPHONE LINES IS RESERVED AS GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN BOOK 924, PAGE 458, R.O.D.C., TN.
7. MINIMUM BUILDING SETBACK LINES SHALL BE DETERMINED BY THE METROPOLITAN ZONING REGULATIONS.
8. NO BUILDING PERMIT SHALL BE ISSUED ON PARCEL 151 UNTIL A FINAL SITE DEVELOPMENT PLAN IS APPROVED BY THE METROPOLITAN PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OF THE METROPOLITAN ZONING ORDINANCE.
9. ANY EXCAVATION, FILL OR DISTURBANCE OF EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORMWATER DRAINAGE ORDINANCE 77-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
10. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE DEPARTMENT OF TRAFFIC AND PARKING OF ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

LEGEND

■ FOUND CONC. MONUMENT

● FOUND IRON ROD

MFS, inc.
Civil Engineers and Surveyors
P.O. BOX 17665 NASHVILLE, TENNESSEE 37217
615/831-9596

RESUBDIVISION OF LOT TWO
ELLIS PLACE COMMERCIAL
PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT DAVIDSON COUNTY, TENNESSEE

OWNER/DEVELOPER:

R.E.P.P. inc., A TENNESSEE CORPORATION

DATE : 12-29-93 SCALE 1"=40'

Exhibit "A"

Plat 7900/665