WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00. Thomas A. Dozier Affiant Subscribed and sworn to me on the 30th of April, 2015. NOTARY PUBLIC My Commission Expires March 3, 2019

BILL GARRETT, Davidson County
Trans:T20150033828 DEEDWARR
Recvd: 05/04/15 11:16 9 pgs
Fees:48.00 Taxes:925.00
20150504-0040036

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 15-0133

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Catherine L. Dozier 3513 Park Avenue Nashville, TN 37209	NEW OWNER	091-07-0-233.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **5001 Kentucky, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Catherine L. Dozier, an unmarried woman, and Thomas A. Dozier, Jr., a married man, as tenants in common without the right of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 902 and 904, in Block 138, as shown on the map entitled West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a street closing in Ordinance No. 77-710 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee and a subsequent abandonment of easement rights in Ordinance No. BL2014-969 also filed with the Metropolitan County Clerk's Office.

Being the same property conveyed to 5001 Kentucky, LLC, a Tennessee limited liability company, by warranty deed from Christina Lynn Holt, single, and Katie Ann Holt, single, as joint tenants with rights of survivorship and not as tenants in common, dated September 18, 2014, recorded September 23, 2014, of record in Instrument No. 20140923-0087207, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated between the parties and assumed by Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.
4. Restrictive Covenant: For the Grantor's benefit and the mutual benefit of all future owners and/or occupants of the property, or any part thereof, this conveyance is made subject to a permanent restrictive covenant to run with the land that the number of residential dwellings constructed on the property will not exceed two (2) at any given time. It is further the intent of the Grantor and Grantee that this restrictive covenant

shall be permanent and binding on all parties having or acquiring any right, title, or interest in the property, or any part thereof, their heirs, assigns, successors, and representatives.

This is improved property located at 5001 Kentucky Avenue, Nashville, Tennessee 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on 30th day of April, 2015.

GRANTOR:

5001 KENTUCKY, LLC,
a Tennessee limited liability company

By: _____
George L. Ritzen, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **George L. Ritzen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **5001 Kentucky, LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as President.

Witness my hand, at office, this 30th day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL NO. 77-710

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING FIFTIETH AVENUE NORTH FROM KENTUCKY AVENUE SOUTHERLY TO ALLEY NO. 1206.

WHEREAS, it is the desire of all the owners abutting both margins of said street that said closure be accomplished; and

WHEREAS, said street has never been constructed.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, Tennessee, as enacted by Council Bill No. 65-539, be and is hereby amended, as follows:

That the portion of 50th ~ Avenue North between Kentucky Avenue and Alley No. 1206, the first Alley parallel to and south of Kentucky Avenue, be and is hereby closed, vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, the doing of any and all things necessary and incidental thereto.

SECTION 3. BE IT FURTHER ENACTED, That in the event there is proposed any construction over, above, or under said existing utilities that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of the Nashville Electric Service, Nashville Gas Company, and South Central Bell Telephone Company.

SECTION 4. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in SECTION 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 5. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED:

Wm D Lamb

William D. Lamb, Director
DEPARTMENT OF PUBLIC WORKS

K. R. Harrington, Director
WATER AND SEWERAGE SERVICES
(Approved as to water and sewerage facilities only)

Introduced by:

Fred Lowe

MEMBER OF THE METROPOLITAN COUNCIL

APPROVED AS TO FORM AND LEGALITY:

Metropolitan Attorney

RICHARD FULTON, MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

PLANNING COMMISSION

METROPOLITAN OFFICE BUILDING
[illegible] AVE. S. AND LINDSLEY AVE.
NASHVILLE, TENNESSEE 37201

RECEIVED
OCT 20 1977
METROPOLITAN CLERK

October 18, 1977

TO THE MAYOR AND METROPOLITAN COUNCIL
Nashville, Tennessee

In re: Closing a portion of 50TH AVENUE NORTH, south of Kentucky Avenue.
(COUNCIL BILL NO. 77-710)

Lady and Gentlemen:

At its meeting on October 12, 1977, the Metropolitan Planning Commission further considered the above referred to street closure.

The Commission DISAPPROVED the requested closure in that only three of the four concerned property owners had given written consent.

Very truly yours,

Farris A. Deep

Farris A. Deep, Executive Director
and Secretary

FAD/CWR:ic

cc: Councilman Fred Lowry

Mr. William D. Lamb, Director
Department of Public Works

Mr. Walter B. England, Director
Department of Codes Administration

May 16, 1978

AMENDMENT TO COUNCIL BILL NO. 77-710

MR. CHAIRMAN:

I move to amend COUNCIL BILL NO. 77-710 by:

1. Deleting from the caption of said bill the following:

"Fiftieth Avenue North from Kentucky Avenue southerly to Alley No. 1206"

and by substituting in lieu thereof the following:

"certain portions of 50th Avenue North between Kentucky and Michigan Avenues, all of which is more particularly described herein."

2. Deleting from the body of said bill the following:

"That the portion of 50th Avenue North between Kentucky Avenue and Alley No. 1206, the first alley parallel to and south of Kentucky Avenue, be and is hereby closed, vacated and abandoned."

and by substituting in lieu thereof the following:

"That certain portions of 50th Avenue North between Kentucky and Michigan Avenues, all of which is more particularly described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance, be and are hereby closed, vacated and abandoned."

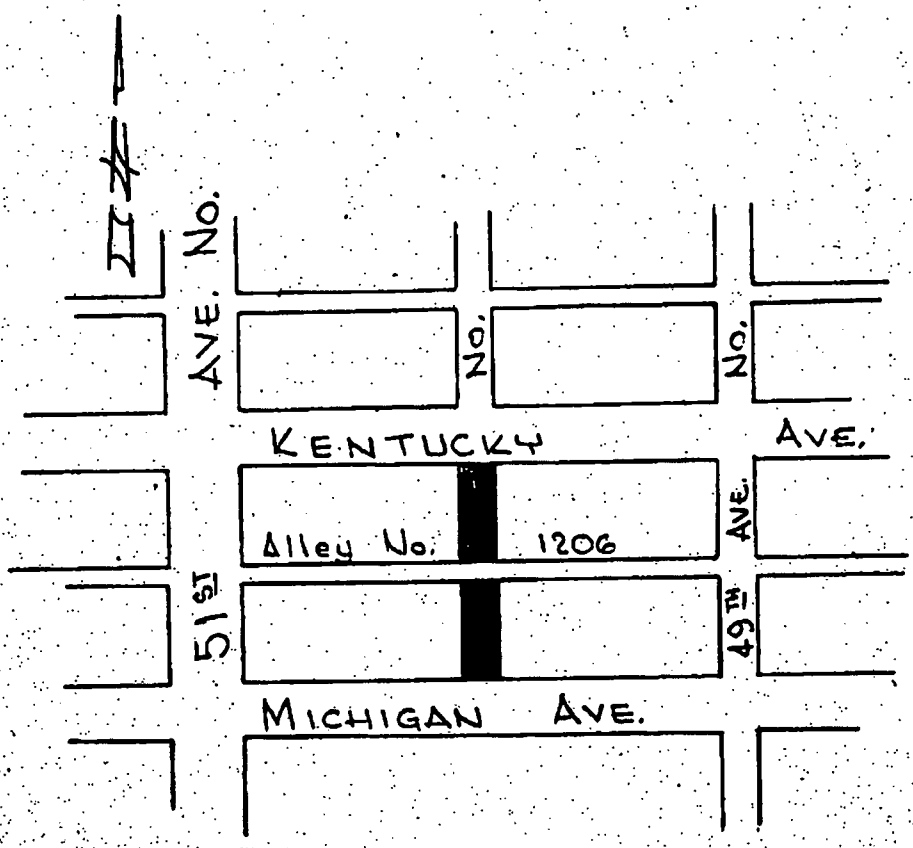
3. And by attaching the sketch attached to this amendment to said ordinance.

Very truly yours,

Joel Lewis

MEMBER OF THE METROPOLITAN COUNCIL

ADOPTED: MAY 16 1978



To be closed shown thus. ■

THIS SKETCH IS ATTACHED TO AND MADE A PART OF ORD. NO. 077-710

FILED
METROPOLITAN
COUNCIL
Sep 7 2 00 PM '77

ORIGINAL

METROPOLITAN COUNTY COUNCIL

NOTIFIED:
See List

Bill No. 77-710

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING FIFTIETH AVENUE NORTH FROM KENTUCKY AVENUE SOUTHERLY TO ALLEY NO. 1206.

The within bill approved as to form and legality.

Metropolitan Attorney

Introduced SEP 20 1977

Passed first Reading SEP 20 1977

Referred to PLANNING & TRAFFIC & PARKING COMMSNS., PUBLIC WORKS, HIGHWAYS,
TRAFFIC & PARKING & PLANNING, ZONING & HISTORICAL COMMS.

Amended

Passed second Reading OCT 4 1977

Deferred &Re *Referred to* PLANNING COMMISSION. OCT 18 1977- NOV 15 1977 : DEFERRED INDEFINITELY: DEC 20 1977

Amended & *Passed third Reading* MAY 16 1978

Approved MAY 18 1978

By [signature]
Metropolitan Mayor

Departments Notified MAY 22 1978

Advertised

Remarks

ORDINANCE NO. BL2014-969

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon easement rights that were previously retained by Council Bill No. 77-710 within a portion of the former right of way of 50th Avenue North on property located at 5001 Kentucky Avenue (Proposal No. 2014M-063ES-001).

WHEREAS, the abandonment of the existing easement rights that were previously retained by Council Bill No. 77-710 within a portion of the former right of way of 5001 Kentucky Avenue has been requested by the developer to allow for future development; and,

WHEREAS, there is no future need for said easement for Metropolitan Government of Nashville and Davidson County purposes; and,

WHEREAS, the Metropolitan Planning Commission approved mandatory referral No. 2014M-063ES-001 on October 3, 2014, for the abandonment of said easement.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Metropolitan Government of Nashville and Davidson County is authorized to abandon easement rights on the property located below shown on Exhibit 1, which is attached hereto and incorporated by reference:

Map & Parcel:	**Address:**
09107023300	5001 Kentucky Avenue

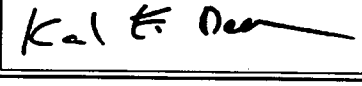
Section 2. The Directors of Water and Sewerage Services and Public Property Administration are authorized to execute such documents as may be necessary and appropriate to carry out the abandonment authorized by this ordinance.

Section 3. Amendments to this legislation shall be approved by resolution.

Section 4. This ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Buddy Baker, Anthony Davis, Walter Hunt

View Exhibit

LEGISLATIVE HISTORY	
Introduced:	December 2, 2014
Passed First Reading:	December 2, 2014
Referred to:	Planning Commission - Approved Public Works Committee Planning & Zoning Committee
Passed Second Reading:	December 16, 2014
Passed Third Reading:	January 6, 2015
Approved:	January 7, 2015
By:	

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.

5001 Kentucky Avenue, Nashville, Davidson County, Tennessee 37209

Request to abandon any easement rights within the former right-of-way of 50th Avenue North.
Property is outlined.
Former right-of-way is shaded area.

CLOSED Council Ordinance No 77-710

