WARRANTY DEED

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $77,500.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 20__.

Notary Public
My Commission expires: 10-05-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carrie Carlton dba Ensley, LLC	New Owner	08106018400
1118 Delmas Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Boyce Davis, Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carrie Carlton dba Ensley, LLC**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Revised Normal Heights, as of record in Book 2330, Page 54, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Buchanan Street at the corner of Lots 30 and 31; thence with the line between said lots, southerly 86 feet to a corner of Lot 29; thence with the line between Lots 29 and 30, southwesterly 80.1 feet to the east margin of Delk Avenue; thence with the margin of the same, northerly 95.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the south margin of Buchanan Street; thence with the margin of the same easterly 65 feet to the point of beginning.

Being the same property conveyed to Boyce Davis, Jr., unmarried from Corey Allen and wife, Tamiko C. Allen, and Darrell M. McQuiddy, unmarried by Warranty Deed on July 28, 2000, of record in Instrument Number 20000807-0078411, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2640 Delk Avenue, Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20150034818 DEEDWARR
Recvd: 05/06/15 09:23 2 pgs
Fees:13.00 Taxes:286.75
20150506-0041215

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 15, 2015.

Boyce Davis Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Boyce Davis, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 15, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY