WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039049 DEEDWARR
Recvd: 05/20/15 08:40 2 pgs
Fees:13.00 Taxes:222.00

20150520-0046318

File No.: ALW-15-1332-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
InFill Development, LLC	METROPOLITAN BANK	PART OF 71-15-150.00
(NAME)	(NAME)	
513 Fatherland Street	5264 Poplar Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MILLER & NASH DEVELOPMENT, LLC**, a Tennessee limited liability company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **INFILL DEVELOPMENT, LLC**, a Tennessee limited liability company, 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 303, PLAT OF THE HIGHLAND LAND CO'S SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, 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 by Warranty Deed from William Smallman, married to Miller & Nash Development, LLC, as recorded on the 6th day of February, 2015 in Instrument No. 20150206-0011240; part of Warranty Deed from Robert D. Reed, married and Carl H. Reed, married to William Smallman, married, as recorded on the 25th day of April, 2014 in Instrument No. 20140425-0034815 and part of Installment Deed from M. H. Webb and wife, Ida Nell Webb to Robert D. Reed and Carl H. Reed, as recorded on the 18th day of August, 1977 in Deed Book 5185, Page 820, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1332-B Pennock Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

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 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 19th day of May, 2015.

Miller and Nash Development, LLC

Samantha S. Oaks
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2015, before me personally appeared Samantha S. Oaks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Member of Miller and Nash Development, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2015.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171