(2)

BILL GARRETT, Davidson County
Trans:T20150054491 DEEDWARR
Recvd: 07/07/15 09:01 2 pgs
Fees:13.00 Taxes:786.25
20150707-0065504

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
N&B Properties, LLC	New Owner	11808006300
2418 Felts Avenue		
Nashville, TN 37211		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lori D. Halloran (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto N&B Properties, LLC, a Tennessee limited liability company (The "Grantee's"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Grandview Heights of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 34 fronts 50.0 feet on the Westerly side of Eugenia Avenue and runs back between parallel lines 150.0 feet to a dead line on which it measures 50.0 feet thereon.

Tract II

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the Westerly side of Eugenia Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed by Trustee's Deed from Robert J. Notestine III, Trustee to Lori D. Halloran as recorded on the 3rd day of February, 2015 in Instrument No. 20150203-0010216; Warranty Deed from James M. Halloran, a married person to William Z. Fay, a married person as recorded on the 25th day of April, 2007 in Instrument No. 20070425-0049531 and Scrivener's Affidavit as recorded on the 16th day of May, 2007 in Instrument No. 20070516-0058594, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Lori D. Halloran pursuant to the Durable General Power of Attorney executed by her and being filed for record simultaneously herewith.

This is improved real property located at 2421 & 2423 Eugenia Avenue, Nashville, TN 37204.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of Grandview Heights, of record in Plat Book 161, pages 14 and 15, said Register's Office for Davidson County, Tennessee.

3. Taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $212,500.00.
(
(
(Subscribed and sworn to before me
(this 30th day of June, 2015.
(
(My Commission Expires: _____

Coleen Newcomb
Affiant

Notary Public

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of June, 2015.

Lori D. Halloran
By: James M. Halloran, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Halloran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Lori D. Halloran and who acknowledged that he executed the same as the free act and seed of the said Lori D. Halloran.

WITNESS my hand and official seal at Nashville, Tennessee this 30th day of June, 2015.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY