BILL GARRETT, Davidson County
Trans: T20150066688 DEEDWARR
Recvd: 08/11/15 10:25 2 pgs
Fees: 13.00 Taxes: 608.65
20150811-0080226

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Red Wagon Properties, LLC	Same as new owner	09401023200
	(NAME)	
2317 Shadow Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rebecca Lynn White, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Red Wagon Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 130 ON THE PLAN OF PAYNE. BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

EXCLUDED FROM CONVEYANCE IS THE RIGHT OF WAY ACQUISITION BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY, SHOWN ON TAX MAP 094-01, AS PARCEL 232.00, SAID POINT BEING ON THE PRESENT WESTERLY ROW OF SOUTH 14TH STREET, 23.41 FEET LEFT OF STA. 15+08.56 OF PROJECT 03-M-29 AN FILE AT THE PUBLIC WORKS DEPARTMENT OF DAVIDSON COUNTY, TN, SAID POINT BEING THE POINT OF BEGINNING. THENCE, LEAVING THE PRESENT ROW OF SOUTH 14TH STREET, ALONG THE SOUTHERN LINE OF THE ABOVE MENTIONED PARCEL, NORTH 83 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE, LEAVING THE SOUTHERN LINE OF THE ABOVE MENTIONED PARCEL, WITH PROPOSED ROW OF SOUTH 14TH STREET, NORTH 06 DEGREES 41 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE ABOVE MENTIONED PARCEL; THENCE, WITH THE PARCELS NORTHERN LINE SOUTH 83 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED PARCEL AND ALSO BEING ON THE PRESENT WESTERLY ROW OF SOUTH 14TH STREET; THENCE, WITH THE PRESENT WESTERLY ROW OF SOUTH 14TH STREET SOUTH 06 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING. SAID PORTION OF LAND CONTAINS 250 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT: BEING A STRIP OF LAND 20.00 FEET IN WIDTH AND 50.00 FEET IN LENGTH STARTING AT 28.41 FEET LEFT OF STA. 15+08,53 RUNNING PARALLEL AND PERPENDICULAR TO THE PROPOSED RIGHT-OF-WAY OF SOUTH 14TH STREET AND THE ABOVE MENTIONED PORTION OF LAND; SAID PORTION OF LAND CONTAINS 1,000 SQUARE FEET, OR 0.0230 ACRES.

BEING THE SAME PROPERTY CONVEYED TO REBECCA LYNN WHITE BY QUITCLAIM DEED FROM ROBERT AUSTIN BEASLEY, SR" DATED MARCH 4, 2011, OF RECORD AS INSTRUMENT NO. 20121030-0099632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 710 S. 14th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 GRANTEES 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 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/our hand(s) this 6th day of August, 2015.

Rebecca Lynn White

Rebecca Lynn White

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Lynn White, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072