WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

J-JG-15-311

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gareth Gilkeson	**New Owner**	
(NAME)	(NAME)	**083-14-0-252.00**
311 S 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CAPE AND AUSTIN DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARETH GILKESON,** 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 Northerly 54.5 feet of Lot No. 72 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly part of Lot 72 fronts 54.5 feet on the Easterly side of 17th Street and runs back between parallel lines, with the Southerly margin of Lillian Ave. 110 feet to an alley.

Being the same property conveyed to Cape and Austin Development LLC by Special Warranty deed from Bank of America, N.A. of record in Instrument No. 20140130-0008437 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 30, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 S 17th Street , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150077337 DEEDWARR
Recvd: 09/11/15 09:18 2 pgs
Fees:13.00 Taxes:1988.75
20150911-0092296

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2015.

Cape and Austin Development, LLC, An Arizona limited liability company,

Erin Dirk Maxwell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN DIRK MAXWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGER of CAPE AND AUSTIN DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that he as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of September, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

