(1) Return to: Bridgehouse Title

GENERAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080306 DEEDWARR
Recvd: 09/21/15 14:59 2 pgs
Fees:13.00 Taxes:8140.00
20150921-0095866

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Colleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DI Realty, LLC	New Owner	MAP 105-14
(NAME)	(NAME)	
1833 Welcome Lane		Parcel 306.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ted J. Trammell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DI Realty, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, to-wit:

Beginning at an iron pin in the westerly margin of White Avenue, said point being S 11 deg 37' E 211.72 feet from the southerly margin of Melpark Drive, projected on a straight line to White Avenue and being the northeast corner of the tract owned by Kermit C. Stengel, Jr., et al. and presently under lease to The Dede Wallace Center by Indenture of Lease dated June 30, 1972, as amended; thence with the northerly line of the property presently under lease to the Dede Wallace Center S 71 deg 04' W 145.80 feet to an iron pin at a point in the easterly line of the property formerly owned by Financial Institution Services, Inc. by deed of record in Book 5072, page 207, Register's Office for said County; thence with the said Financial Institution Services, Inc.'s former easterly line N 18 deg 30' W 210 feet to an iron pin in the southerly margin of Melpark Drive; thence with the southerly margin of Melpark Drive N 71 deg. 04' E 143.33 feet to an iron pin; thence in a southerly and easterly direction around a curve to the right on a radius of 25 feet with a central angle of 97 deg. 19' a distance of 39.41 feet to an iron pin in the westerly margin of White Avenue; thence with White Avenue S 11 deg 37' E 183.88 feet to the point of beginning.

Being the same property Ted J. Trammell by Warranty Deed from Financial Institution Services, Inc., filed for record on May 12, 1986 in Book 5854, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) Sewer Easement and Public Utilities Easement of record in Book 6854, page 449, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2331 White Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (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 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 hands this 17th day of September, 2015.

Ted J. Trammell

State of Tennessee
County of

Personally appeared before me Ted J. Trammell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 35973

