Warranty Deed

BILL GARRETT, Davidson County Trans:T20150080760 DEEDWARR Recvd: 09/22/15 15:10 2 pgs Fees:13.00 Taxes:1665.00 20150922-0096435	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Heather Wood Affiant Subscribed and sworn to before me, this the 14th day of September, 2015. Notary Public My commission expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BBW Properties, LLC		
241 Creekside Dr.	SAME	08209008800
Lewisburg, TN 37091		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KATHLEEN MARIE O'NEILL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. I:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 64 on the Plan of D.T. McGavock\rquote s First Addition to Nashville, as of record in Book 10, pages 606 and 609, Register\rquote s Office for Davidson County, Tennessee. Said part of Lot No. 64 fronts 40 feet on the easterly side of 5th Avenue, North, formerly Summer Street, and extends back between parallel lines 174 ft., more or less to an alley.

TRACT NO. II:
A strip of land 9 inches in width, being a part of the north portion of Lot No. 65 in the D.T. McGavock\rquote s First Addition to Nashville, a plan of which is of record in Book 10, pages 609 and 609, Register\rquote s Of\u64257?ce for Davidson County, Tennessee.

Said 9 inch strip of land runs along the dividing or marginal line between lots 64 and 65 on said plan, fronting 9 inches on the east side of 5"\lquote Avenue, North, formerly N. Summer Street, and running back between parallel lines, following said margin between said two lots, a distance of 172 ft. more or less, to an alley in the rear.Being the same property conveyed to Kathleen Marie O'Neill and husband, Karsten Soltauer by Quitclaim deed from Kathleen Marie O'Neill of record in Instrument No. 20061113-0140553 Register's Office for Davidson County, Tennessee, dated November 2, 2006 and recorded on November 13, 2006. Karsten Soltauer having since died.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1406 5th Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14TH day of September, 2015.

Kathleen Marie O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathleen Marie O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2015.



Notary Public