15-09-014

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2015-1044 (Seller)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEP., 2015

Notary Public

MY COMMISSION EXPIRES: 7/2/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bristol McKennie Partners, LLC	Same as New Owner	072-13-421
(NAME)	(NAME)	
381 Mallory Station Road, Ste 204		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/01/15 08:32 2 pgs
Fees:13.00 Taxes:1073.00
20151001-0099614

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Above Homes, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bristol McKennie Partners, LLC, a Tennessee limited liability company,** 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of McKennie Avenue, 40 feet in width, and the easterly right-of-way line of Gallatin Avenue, 73.5 feet in width;

Thence leaving the northerly right-of-way line of McKennie Avenue, with the easterly right-of-way line of Gallatin Avenue, North 23 deg 59 min 46 sec East, 139.93 feet to art iron rod set, at the intersection with the southerly right-of-way line of Alley Number: 1014, 12 feet in width;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley Number 1014, South 71 deg 48 min 52 sec East, 66.32 feet to an iron rod set, at a comer common with the property of Gregory J. Everett, as of record in Instrument Number: 20050803- 0091125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number: 1014, with the westerly property line of Gregory J. Everett. South 20 deg 54 min 57 sec West, 140.87 feet to an iron rod set in the northerly right-of-way line of McKennie Avenue;

Thence with the northerly right-of-way line of McKennie Avenue, North 70 deg 39 min 09 sec West, 73.79 feet to the POINT OF BEGINNING. Containing 0.312 acres more or less

Being the same property conveyed to Above Homes, LLC, a Tennessee limited liability company, by Warranty Deed of Brothers Investments, Inc., a Tennessee corporation, of record in Instrument No. 20140806-0070719, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters set forth on the plan of Eastland Baptist Church Subdivision of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee, and road improvement unto City of Nashville of record in Book 1018, Page 297, said Register's Office.

This property, known as 1101 McKennie Avenue, Nashville, TN 37206
(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 hand(s) this 30th DAY OF Sept., 2015.

Above Homes, LLC

BY: _____

Christian Longcrier, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian Longcrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of Sept; 2015.

_____
Notary Public

My commission expires:

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

_____
Notary Public