Davidson County DEEDWARR
Recvd: 10/15/15 15:34 3 pgs
Fees:18.00 Taxes:377.40
20151015-0105114

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of October, 2015, by and between James Albert Garvin, unmarried, party of the first part, and Ice Cream Development LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 6 on the Map of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, Page 126, Register's Office for said County, and as particularly shown by an unrecorded survey of said northerly part of Lot No. 6 made by George W. Watkins, Surveyor, as of June 8, 1950, and more particularly described as follows:

BEGINNING at a point in the northerly margin of the New Ewing Creek Road where it is intersected by the common boundary line between Lot 6 and 7 of the Frank Brown Place Subdivision, and which point is designated by an iron pin; thence northerly 1 degree east 610 feet to the center of Ewing Creek; thence westwardly and with the meanders of said Ewing Creek some 240', plus or minus, to a point in the center of said Ewing Creek and said point being the northwest corner of Lot 6 and the northeast corner of Lot 5 in said Frank Brown Place Subdivision; thence due South 665 feet to an iron pin in the northerly margin of the New Ewing Creek Road, the same being the point where the common boundary lines of 6 and Lot 5 intersect the New Ewing Creek Road; thence southerly 88 degrees 30' East 222 feet along the northerly margin of the New Ewing Creek Road to the point of beginning, and containing 3.2 acres, more or less and

EXCEPTING THEREFROM such easements for a right of way which may exist for the use of and pertaining to the Old Ewing Creek Road which runs from East to West a distance of Approximately 228 feet across the northerly end of said Lot No. 6.

Being all or part of the same property conveyed to James Albert Garvin by virtue of that certain Quit Claim Deed dated June 30, 1987, at Book 7345, Page 338 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Albert Garvin _____

James Albert Garvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Albert Garvin to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal, this 15th day of October, 2015.

Memorie White
Notary Public

My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Ice Cream Development LLC P.O. Box 60555 Nashville, TN 37206
Tax Parcel No	06002018300 and 06002025800
Property Address:	369 Ewing Lane Nashville, TN 37207 AND 369 Ewing Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Ice Cream Development LLC P.O. Box 60555 Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Emma McClain
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of October, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY