# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091058 DEEDWARR
Recvd: 10/26/15 15:04 2 pgs
Fees:13.00 Taxes:962.00
20151026-0108779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| 1701 5th, LLC | NEW OWNER | 081-08-0-452.00 |
| (NAME) | (NAME) | |
| 1701 5th Avenue N | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Darrell E. Hill, Married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1701 5th, LLC, a Tennessee limited liability company, ITS HEIRS AND SUCCESSO, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being in the Southerly 44 feet of Lot No. 164 on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Darrell E. Hill, Married by Warranty Deed from Edward C. March, Unmarried, recorded on the 29th day of July, 2005 in Instrument No. 20050729-0088935, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1701 5th Avenue N Nashville TN 37208
(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 hand this 21st day of September, 2015.

Darrel E Hill

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Darrel E Hill [redacted] with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of September, 2015.

Notary Public

My Commission Expires: [redacted]

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018