WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091405 DEEDWARR
Recvd: 10/27/15 11:18 2 pgs
Fees:13.00 Taxes:499.50
20151027-0109191

P-VRES-15-812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Nimitz and Mandie Nimitz	**Franklin Synergy Bank**	
(NAME)	(NAME)	**092-06-0-419.00**
812 28th Avenue N	**722 Columbia Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **28TH AVE LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH NIMITZ AND WIFE, MANDIE NIMITZ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Lapsley of record in Plat Book 57, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots no. 5 fronts 30 feet on the west side of 28th Avenue North and runs back between parallel lines 88 feet.

Being the same property conveyed to 28th Ave LLC by Warranty deed from Leland D. Watts, married of record in Instrument No. 20130531-0054917 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 57, Page 3, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 28th Avenue N, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF OCTOBER, 2015.

28th Ave LLC
By: Melinda Bailey, Sole Member
Melinda Bailey, Sole Member

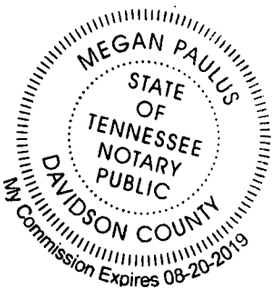
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Sole Member of 28th Ave LLC, the within named bargainor, a limited liability company, and that she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 2015.

Megan Paulus
Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212