BILL GARRETT, Davidson County
Trans:T20150093988 DEEDWARR
Recvd: 11/04/15 10:26 2 pgs
Fees:13.00 Taxes:592.00
20151104-0112343

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2046

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Superior Development LLC 1222 7th Avenue North Nashville, TN 37208	New Owner	72-10-233.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2015.

Notary Public

My Commission Expires: 10/8/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Elvis T Williamson Jr. and Gwendolyn E. Williamson, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Superior Development 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:

Land in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the Old Litton Farm, described as follows:

Beginning on the westerly margin of Scott Avenue at a point 200 feet south of the southerly margin of Litton Avenue, thence westerly parallel with Litton Avenue 200 feet; thence southwardly parallel with Scott Avenue 50 feet; thence eastwardly 200 feet to the westerly margin of Scott Avenue, thence with said Avenue, northwardly 50 feet to the beginning.

Being the same property conveyed to Elvis T. Williamson, Jr. and wife, Gwendolyn E. Williamson by Quitclaim Deed from Elvis T. Williamson, Jr., dated April 17, 2002, recorded February 28, 2003, of record in Instrument No. 20030228-0026840, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Elvis T. Williamson, Jr. and wife, Mary E. Williamson by Warranty Deed from Florence L. Holt, dated July 31, 1963, recorded August 1, 1963, of record in Book 3611, page 107, said Register's Office. The said Mary E. Williamson having since died on May 30, 2001, property vesting in Elvis T. Williamson, Jr. as sole surviving heir in the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **2308 Scott Avenue, Nashville, TN**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record,

(4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **October, 2015.**

GRANTOR(S)

Elvis T Williamson Jr.

Gwendolyn E. Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elvis T Williamson Jr. and Gwendolyn E. Williamson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **October, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019