BILL GARRETT, Davidson County
Trans:T20150096013 DEEDWARR
Recvd: 11/12/15 08:39 2 pgs
Fees:13.00 Taxes:2812.00
20151112-0114656

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0654HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2015.

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Notary Public
Commission Expires: 11/20/18

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| 305 14th AVE N, LLC<br>1033 Demonbreun, Suite 600<br>Nashville, TN 37203 | OWNER | 092-08-0-321.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Larry D. Craig and wife, Pamla M. Craig**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**305 14th AVE N, LLC, a Tennessee limited liability company, its successors and assigns**

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 existing iron rod in the westerly right-of-way line of 14th Avenue North, 50 Feet in width, at a corner common with the property of Precision Field Services, LLC, as of record in Instrument Number: 20130214-0015322, at the Register's Office for Davidson County, Tennessee; Thence, leaving the westerly right-of-way line of Precision Field Services, LLC, with the northerly property line of Precision Field Services, LLC, South 59 deg 40 min 26 sec West, 139.77 feet to an existing iron rod in the easterly right-of-way line of Alley #243, 20 feet in width; Thence with the easterly right-of-way line of Alley #243, North 34 deg 43 min 43 sec West, 49.72 feet to an existing iron rod, at a corner common with the property of 14th Avenue Community Development Partners, as of record in Instrument Number: 20070216-0019699, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Alley #243, with the southerly property line of 14th Avenue Community Development Partners, North 59 deg 11 min 04 sec East, 140.72 feet to an existing iron rod, in the westerly right-of-way of 14th Avenue North; Thence with the westerly right-of-way line of the westerly right-of-way line of 14th Avenue North, South 33 deg 33 min 44 sec East, 50.86 feet to the point of beginning, pursuant to a new survey by Cherry Land Surveying, Inc., Scot Cherry, RLS 1512 dated 10/7/2015.

BEING the same property conveyed to Larry D. Craig and wife, Pamla M. Craig, by Warranty Deed from John Charles Lovell and wife, Joan F. Lovell, dated 3/13/87 and recorded 3/16/87 in Book 7168, Page 956, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 14th Avenue North, Nashville, TN 37203.

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

Dated this the 6th day of November, 2015.

Larry D. Craig

Pamla M. Craig

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry D. Craig and wife, Pamla M. Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of November, 2015.

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Notary Public
My Commission Expires: 11-2018

(Notary Seal)