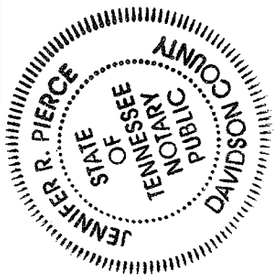
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/15 14:52 2 pgs
Fees:13.00 Taxes:203.50
20151209-0124051



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of December 2015.

Notary Public

My Commission expires 11-6-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eight-Nine Development, LLC	New Owner	08111045900
1585 Mallory Lane Suite 202		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Derrick L. Armstrong**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eight-Nine King Development, LLC**, a Tennessee Limited Liability Company, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly half of Lot No. 121 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 212 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Rev. Jack White and wife, Fannie O. White from Leon Gilbert, unmarried by Installment Deed July 22, 1974, of record in Book 4836, Page 277, Register's Office for Davidson County, Tennessee. Further conveyed to Derrick L. Armstrong from Rev. Jack White and wife, Fannie O. White by QuitClaim Deed on October 20, 1993, of record in Book 9126, Page 774, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- The Grantor has never used this property as his residence, personal, marital or otherwise.

This is improved property known as: **1710 12th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 4, 2015.

Derrick L. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Derrick L. Armstrong** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 4, 2015

My commission expires: 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.