BILL GARRETT, Davidson County
Trans:T20150110047 DEEDWARR
Recvd: 12/30/15 12:38 6 pgs
Fees:33.00 Taxes:2960.00
20151230-0131107

Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
		Map 82-5, Parcel 134 Map 82-5, Parcel 135 Map 82-5, Parcel 138 Map 82-5, Parcel 139
Roy Glenn Goodwin, Jr. 1410 Third Avenue North Nashville, Tennessee 37208	Roy Glenn Goodwin, Jr. 1410 Third Avenue North Nashville, Tennessee 37208	**Parcel ID No.** 082 05 0 134.00 082 05 0 135.00 082 05 0 138.00 082 05 0 139.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Rogers**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Glenn Goodwin, Jr.**, hereinafter called the Grantee, his successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

PROPERTY DESCRIPTION – PARCEL 134

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the easterly margin of 2nd Avenue North, said point also being the northwest corner of the 8863, LLC property of record in Instrument No. 20011220-0140526, R.O.D.C., TN;

Thence, along said road, N 31° 55' 42" W, a distance of 40.00 feet to a point;

Thence, N 58° 11' 58" E, a distance of 174.80 feet to a point situated in the westerly margin of Alley No. 222;

Thence, along said alley, S 31° 55' 42" E, a distance of 40.00 feet to a point;

Thence, leaving said alley, S 58° 11' 58" W, a distance of 174.80 feet to the point of beginning and containing 6,991.983 square feet or 0.161 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051122-0140953 in the Register's Office for Davidson County, Tennessee. Also being the north 40 feet of Lot No. 93 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119530.

This is improved property known as 1512 Second Avenue North, Nashville, Tennessee 37208.

PROPERTY DESCRIPTION – PARCEL 135

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of Alley No. 222;

Thence, leaving said road, along said alley, S 31° 55' 42" E, a distance of 145.00 feet to a point;

Thence, leaving said alley, S 58° 11' 58" W, a distance of 156.41 feet to a point situated in the easterly margin of 2nd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 213.04 feet to the point of beginning and containing 11,339.455 square feet or 0.260 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051123-0141772 in the Register's Office for Davidson County, Tennessee. Also being part of Lot Nos. 94, 95, 96, & 97 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119531.

This is improved property known as 0 Second Avenue North, Nashville, Tennessee 37208.

PROPERTY DESCRIPTION – PARCEL 138

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of 1st Avenue North;

Thence, leaving said 2nd Avenue North, along the westerly margin of 1st Avenue North, S 31° 55' 42" E, a distance of 54.00 feet to a point;

Thence, along said road, S 58° 11' 58" W, a distance of 15.00 feet to a point;

Thence, along said road, S 13° 47' 28" E, a distance of 157.73 feet to a point;

Thence, leaving said road, S 58° 11' 58" W, a distance of 110.70 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31° 55' 42" W, a distance of 54.00 feet to a point situated in the southwesterly margin of 2nd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 220.39 feet to a point;

Thence, along said road, N 58° 11' 58" E, a distance of 13.00 feet to the point of beginning and containing 17,591.656 square feet or 0.404 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051123-0141772 in the Register's Office for Davidson County, Tennessee. Also being part of Lot Nos. 101, 102, 103, & 104 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119531.

This is improved property known as 0 First Avenue North, Nashville, Tennessee 37208.

PROPERTY DESCRIPTION:

Being Lot No. 94 on Plat of the subdivision of McGavock City Parks Lots, of record in Plat Book 57, Page 101, Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION – PARCEL 139

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the westerly margin of 1st Avenue North, said point also being the northeast corner of the McRedmond Brothers, Inc. property of record in Book 39, Page 558, R.O.D.C., TN;

Thence, leaving said road, S 58° 11' 58" W, a distance of 174.80 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31° 55' 42" W, a distance of 200.00 feet to a point;

Thence, leaving said alley, N 58° 11' 58" E, a distance of 174.80 feet to a point situated in the westerly margin of 1st Avenue North;

Thence, along said road, S 31° 55' 42" E, a distance of 200.00 feet to the point of beginning and containing 34,959.913 square feet or 0.803 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051122-0140953 in the Register's Office for Davidson County, Tennessee. Also being Lot Nos. 105, 106, 107, & 108 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119530.

This is improved property known as 0 First Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the above-referenced tracts or parcels of real property, with the appurtenances, estate, title, and interest thereto belonging, to **Roy Glenn Goodwin, Jr.**, his successors and assigns, in fee simple forever. The Grantor, **Teresa Rogers**, hereby covenants with the Grantee, **Roy Glenn Goodwin, Jr.**, that she is lawfully seized and possessed of the above-referenced tracts or parcels of real property in fee simple; has a good right to convey it,

and the same is unencumbered. Grantor further covenants and binds herself, her heirs, and representatives, to warrant and forever defend the title to the above-referenced tracts or parcels of real property to **Roy Glenn Goodwin, Jr.**, his successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tracts of land located at [1]1512 Second Avenue North, [2]0 2nd Avenue North, [3]0 1st Avenue North, and [4]0 1st Avenue North, Nashville, Tennessee 37208, and more fully described above.

Witness my hand on this the 24th day of November, 2015.

By: _____
Teresa Rogers

[1] Parcel No. 082 05 0 134.00
[2] Parcel No. 082 05 0 135.00
[3] Parcel No. 082 05 0 138.00
[4] Parcel No. 082 05 0 139.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Rogers**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges before me on this date that being informed of the contents of the foregoing document and being authorized to do so, she executed the same voluntarily for the purposes contained therein.

Sworn to and subscribed to before me on this the 24th day of November, 2015.

{SEAL}

M. DARLENE HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

M. Darlene Harris
NOTARY PUBLIC

My Commission Expires: 03-10-19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $800,000.00.

Teresa Rogers
Affiant

Sworn to and subscribed to before me on this the 24th day of November, 2015.

{SEAL}

M. DARLENE HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

M. Darlene Harris
Notary Public

My Commission Expires: 03-10-19