WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-VRES-15-1310

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)
TC376 Holdings, LLC		
(NAME)	(NAME)	
1310 Aline Avenue		**071-10-0-058.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5300		
(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 **JAMES V. MIMS AND WIFE, OLENE H. MIMS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TC376 HOLDINGS, LLC,** 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 Lot No. (74) Seventy Four on the Plan of J B Haynies Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts (50) Fifty feet on the West side of Aline Street and runs back between parallel lines (125) One Hundred and Twenty Five feet to an alley.

Being the same property conveyed to Oliver H. Dale Trustee by Quitclaim Deed from James V. Mims of record in Book 10910, page 303, Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 01, 1998 and within the same deed the said Oliver H. Dale, Trustee conveyed his interest in the subject property to James V. Mims and wife, Olene H. Mims, as tenants-by-the-entirety.

This conveyance is subject to:
- Taxes for the year 2016, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is ~~improved~~ unimproved property known as: **1310 Aline Avenue , Nashville, Tennessee 37207-5300**.

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.

BILL GARRETT, Davidson County
Trans:T20160000317 DEEDWARR
Recvd: 01/04/16 12:32 2 pgs
Fees:13.00 Taxes:44.40
20160104-0000330

Witness my/our hand(s) this the 31st DAY OF DECEMBER, 2015.

James V. Mims

Olene H. Mims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES V. MIMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLENE H. MIMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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