WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160006419 DEEDWARR
Recvd: 01/25/16 15:03 2 pgs
Fees:13.00 Taxes:3515.00
20160125-0007045

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1660B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Garland, LLC	Same as new Owner	092030-24600 & 092030-250
1055 Pine Street, Apt. 727		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AHN DEVELOP NASHVILLE, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NOS. 1401 AND 1501

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. I:

Parcel I: Being part of Lot No. 3 in the subdivision of Lot No. 5 of the Harding Lytle tract, a plan of which is found of record in the office of the Register for said County in Book 57, on Page 28.

Said part of said Lot No. 3 is Northerly one-half of said lot, and fronts thirty feet (30 feet), on the Westerly side of 18th Ave., North, and runs back on the Northerly side (150), one hundred and fifty feet to an alley, and on the South line 154.4 feet, more or less, and measures 29.7 feet on said alley line.

Being the same property conveyed to William H. Council by quitclaim deed from Jeffrey L. Council of record in Book 6352, page 693, Register's Office for Davidson County, Tennessee, dated 08/03/1984 and recorded on 08/03/1984.

Parcel II: Being the Southerly one-half (112) of Lot No. 3 on the Plan of T. J. Harding's Subdivision of Lot No. 5 of the Harding-Lytle Tract, as of record in Book 57, Page 28, Register's Office for Davidson County, Tennessee, and to which plat reference is made for further details of description and location.

Said part of Lot No. 3 fronts 30 feet on the Westerly side of 18th Avenue, North, formerly Salem Street, and runs back 154.4 feet, more or less, on the Northerly line, and 158.8 feet on the Southerly line to an alley, measuring 29.7 feet thereon.

Being the same property conveyed to William H. Council by quitclaim deed from Jeffrey L. Council and wife, Pamela P. Council of record in Book 7561, page 70, Register's Office for Davidson County, Tennessee, dated 06/01/1988 and recorded on 06/02/1988.

AND both parcels being the same property conveyed to AHN Develop Nashville, LLC, a Tennessee Series Limited Liability Company, Series No. 1401 by warranty deed from William H. Council of record in Instrument No. 20141217-0115403 Register's Office for Davidson County, Tennessee, dated 12/15/2014 and recorded on 12/17/2014.

Tract No. II:

Land in Davidson County, Tennessee, being the easterly 27 feet of Lot No. 4 on the Plan of the Subdivision of Lots 5 and 7, Hardings Lytle Tract, being part of the original Lot No. 5 of record in Plat Book 57, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AHN Develop Nashville, LLC, a Tennessee Series Limited Liability Company, Series No. 1501 by warranty deed from Jesse F. Tucker and wife, Carolyn B. Tucker of record in Instrument No. 20150209-0011731 Register's Office for Davidson County, Tennessee, dated 01/30/2015 and recorded on 02/09/2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 28, Register's Office for Davidson County, Tennessee.

This is property known as 1037 Dr. D.B. Todd Jr Blvd and 1806 Meharry Blvd., Nashville, TN 37208-3500

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 19th day of January, 2016.

AHN Develop Nashville, LLC

By: Ashley Howard Nelson, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ashley Howard Nelson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of AHN Develop Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1660B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206