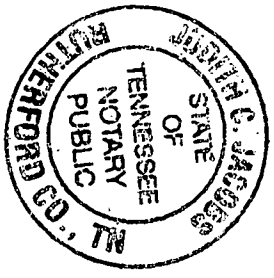
WARRANTY DEED

(1)

BILL GARRETT, Davidson County
Trans:T20160006778 DEEDWARR
Recvd: 01/26/16 12:48 3 pgs
Fees:18.00 Taxes:629.00

20160126-0007473



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Sherry Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elliot Brown	Elliot Brown	92-07-0/57.00
(NAME)	(NAME)	
206 Bobwood Court	206 Bobwood Court	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Triune Properties, a Tennessee general partnership composed of Daniel T. Miller and Ligaya Miller, and Daniel T. Miller and Ligaya G. Miller individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elliot Brown,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on he Plan of C.R. Badoux's Subdivision of part of Lot 4 of Harding Lytle Tract, of record in Book 161, page 11, said Register's Office.

Said Lot No. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY;

Beginning at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present western margin of 19th avenue North for a distance of 20.92 feet, more or less to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 degrees 51 minutes and having a radius of 24.00 feet for a distance of 34.84 feet; more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet , more or less, to the point of beginning and containing an area approximately 88 square feet.

Being the same property conveyed to Susan Flagg, Trustee of the 915 19th Avenue North Land Trust by deed from Triune Properties a Tennessee general partnership dated July 29, 2011 and filed for record as instrument no. 20110907-0069154 in the Register's Office for Davidson County, Tennessee and further conveyed to Triune Properties, a Tennessee General Partnership composed of Daniel T. Miller and Ligaya Miller, (erronelusly referred to as Truine Properties) dated January 6, 2012 and filed for record January 31, 2012 as Instrument No. 20120131-0008567 in the Register's Office for Davidson County, Tennessee.
Subject to any and all matters appearing on the Plan of record in Plat Book 161, page 11, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 5405, page 984 and Book 5705, page 78, Register's Office for Davidson County, Tennessee.

Taxes for 2016 have been prorated and assumed by the Grantee(s).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easement for public utilities.

Triune Properties and Truine Properties are one and the same.

unimproved ☐

This is improved ☑ property, known as 915 19th Avenue North, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hands this 25th day of January, 2016.

TRIUNE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

Daniel T. Miller
partner

Daniel T. Miller

TRIUNE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

Ligaya Miller
partner

Ligaya G. Miller

State of Tennessee
County of Davidson

Personally appeared before me Daniel T. Miller and Ligaya G. Miller with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2016.

Notary Public Judith C. Davis

My Commission Expires: 2-22-16

JUDITH C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO., TN

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Daniel T. Miller and Ligaya G. Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the general partners of Triune Properties and that as such partners executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Daniel T. Miller and Ligaya G.Miller as partner

WITNESS my hand and seal this 22bd day of January, 2016.

Notary Public Judith E. Jaubi
My Commission Expires: 2-22-16

File No.: 201511028

