BILL GARRETT, Davidson County
Trans: T20160010371 DEEDWARR
Recvd: 02/08/16 09:52 2 pgs
Fees: 13.00 Taxes: 972.73
20160208-0011721

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW150038

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
21/32 Properties GP 1812 Broadway Nashville, TN 37203	new owner	072 14 0 332.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand Nine Hundred and 00/100 Dollars ($262,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CELESTE A. MIGNEREY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **21/32 PROPERTIES GP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block B of Belle Forest No. 2, as of record in Plat Book 843, Page 94, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Celeste A. Mignerey, unmarried by deed from Lamont Jordan, married and recorded at Instrument #20060330-0036252, said Register's Office.

The address of the herein described property is believed to be 2004 Scott Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

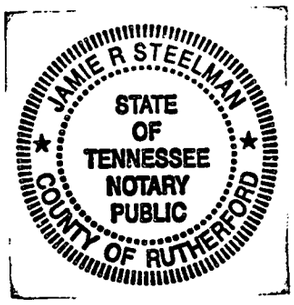
WITNESS MY/OUR HANDS, this the 5th day of January 2016.

CELESTE A. MIGNEREY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Celeste A. Mignerey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January 2016.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18