	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $210,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of March, 2016. Notary Public My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Citywide Development LLC	**New Owner**	**083 02 0 07500**
1429 Roberts Avenue		
Nashville, TN 37206		

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, WE,

Ina Joan Cantrell Newland, unmarried; Rita Joyce Cantrell Averett, married; and and Lori Dawn Cantrell Fuson, married

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

Citywide Development LLC

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of Sharpe and Horn's Subdivision of Elwood Place of record in Plat Book 332, Page 19, in the Register's Office for Davidson County.

Said Lot No. 9 fronts 50 feet on the north side of Roberts Avenue and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Ina Joan Cantrell Newland (unmarried); Rita Joyce Cantrell Averett (married); and Lori Dawn Cantrell Fuson (married) by quitclaim deed from Ina Mai Cantrell (widowed) of record in Instrument No. 20051012-0122627 Register's Office for Davidson County, Tennessee, dated 05/31/2005 and recorded on 10/12/2005.

Grantors represent and warrant that the property is not now and never has been the marital residence. Therefore, the grantors' spouses have not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1429 Roberts Avenue, Nashville, TN 37206.

Davidson County DEEDWARR
Recvd: 03/03/16 11:15 3 pgs
Fees:18.00 Taxes:777.00
20160303-0020404

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF ~~February~~ March 2, 2016:

Ina Joan Cantrell Newland
Ina Joan Cantrell Newland

Rita Joyce Cantrell Averett by Lori Dawn Cantrell Fuson as Attorney in Fact
Rita Joyce Cantrell Averett by Lori Dawn Cantrell Fuson

Lori Dawn Cantrell Fuson
Lori Dawn Cantrell Fuson

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ina Joan Cantrell Newland and Lori Dawn Cantrell Fuson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of ~~February~~ March, 2016.

My Commission Expires: 6-5-16

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DORA L. MOBLEY WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Lori Dawn Cantrell Fuson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Rita Joyce Cantrell Averett ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 2nd day of ~~February~~ March, 2016.

My Commission Expires: 6-5-16

Notary Public

20161038R

STATE OF TENNESSEE NOTARY PUBLIC DORA L. MOBLEY WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY