BILL GARRETT, Davidson County
Trans:T20160020791 DEEDWARR
Recvd: 03/14/16 14:53 2 pgs
Fees:13.00 Taxes:567.95
20160314-0024146

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1057

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ROOT DEV LLC 753 ALLOWAY ST. NASHVILLE, TN 37203	NEW OWNER	72-9-382.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $153,500.00

Meredith Mary
Affiant

Subscribed and sworn to before me, this the 10TH day of March, 2016.

Notary Public

My Commission Expires: 8-23-2016
(Affix Seal)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Elizabeth D. Clay, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROOT DEV, LLC, a Tennessee limited liability company** 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. 67 on the Plan of Eskridge Subdivision, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 67 fronts 60 feet on the southwesterly margin of Fairwin Avenue and extends back 175 feet between parallel lines to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Elizabeth D. Clay, unmarried by Warranty Deed from Robert E. Williams and wife, Mary Jo Williams, dated March 30, 1990, recorded April 5, 1990, of record in Book 8082, page 568, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1010 Fairwin Avenue, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of **March, 2016.**

GRANTOR(S)

Elizabeth D. Clay

Elizabeth D. Clay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elizabeth D. Clay** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 10th day of **March, 2016.**

Notary Public
My Commission Expires:

