BILL GARRETT, Davidson County
Trans:T20160021099 DEEDWARR
Recvd: 03/15/16 11:07 2 pgs
Fees:13.00 Taxes:629.00
20160315-0024446

WARRANTY DEED

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

16-03-006

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

Delmas LLC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of March, 2016

Notary Public

My Commission Expires: 11-20-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DELMAS, LLC (NAME)	Same as owner (NAME)	082-080
3962 Lawing Dr. (ADDRESS)	(ADDRESS)	042.00
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WAYNE ENTERPRISES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DELMAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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 part of Lot No. 2, Block "B" on the map showing lots fronting on Fite Street (Now Neill Avenue) in Blocks A and B in the subdivision of the Love-McFerrin Tract of record in Book 421, Page 114, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the West line of Fite Street (Now Neill Avenue) at the corner of Block "A" and "B"; thence with the line between said blocks westerly 150 feet to the easterly margin of a 12 foot alley dedicated in a deed of record in Book 653, Page 253, in said Register's Office; thence with the easterly margin of said alley, southerly 40 feet; thence easterly 150 feet to the westerly margin of Fite Street (now Neill Avenue); thence with the margin of same, northerly 40 feet to the BEGINNING.

BEING the same property conveyed to WAYNE ENTERPRISES, G.P., A TENNESSEE GENERAL PARTNERSHIP by Deed from GABRIEL FRAZIER AND WIFE, MONICA FRAZIER, of record in Instrument No. 20141001-0090676, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **708 Neill Avenue, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 11th day of March, 2016

WAYNE ENTERPRISES, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
ADAM MATTHEW WAYNE, AUTHORIZED GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ADAM MATTHEW WAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED GENERAL PARTNER of **WAYNE ENTERPRISES, G.P., A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such Authorized General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

