BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160022339 DEEDWARR
Recvd: 03/18/16 11:45 2 pgs
Fees:13.00 Taxes:1024.90
20160318-0025893

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK NICHOLAS STABILE II, ET AL	**SAME**	**082-16-0-380.00**
(NAME) **809 SHELBY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **T & M PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FRANK NICHOLAS STABILE II AND NICHOLAS FRANK STABILE,** 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.140, on the Map of Williams' Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 140 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines, 175 feet to an alley.

Being part of the same property conveyed to Mark Edward Miller and Thomas Marion Harned from Thomas Marion Harned, Executor of the Estate of Frank Wayne Harned, by deed dated July 20, 1998, of record in Book 11042, page 854, said Register's Office. Being further conveyed to T & M Properties, LLC, A Tennessee Limited Liability Company, from Mark Edward Miller and Thomas Marion Harned, by Quitclaim Deed dated February 15, 1999, of record in Book 11344, page 80, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 21, page 45 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **809 SHELBY AVENUE, NASHVILLE, TN 37206**
(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 hand this 18TH day of March, 2016.

T & M PROPERTIES, L.L.C.

By: Mark Miller, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mark Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager/Sole Member of **T & M Properties, L.L.C.,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **T & M Properties, L.L.C.,** by himself as such Chief Manager.

Witness my hand and official seal at office this 18TH day of March, 2016.

Notary Public

My commission expires: **November 5, 2018**

