# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023728 DEEDWARR
Recvd: 03/23/16 14:30 2 pgs
Fees:13.00 Taxes:1572.50
20160323-0027609

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on March 18, 2016.

NOTARY PUBLIC

My Commission Expires: 10/15/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29141SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Robert N. French<br>409 B. South 14th Street<br>Nashville, TN 37206 | New owner | 083-13-P-001.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howboutpickles, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert N. French, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit A of the 409 S. 14th Street Townhomes as set forth in the Declaration of Covenants and Restrictions for the 409 S. 14th Street Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140619-0053789 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "B" of said Declaration.

Being a part of the same property conveyed to Howboutpickles, LLC, a Tennessee limited liability company, by Warranty Deed dated April 9, 2014, from John Donelson, IV, an unmarried man, of record as Instrument No. 20140410-0030244, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on Exhibit "B" of record in Instrument No. 20140619-0053789, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for the 409 S. 14th Street Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20-140619-

0053789 in the Register's Office for Davidson County, Tennessee, and to which referenced is hereby made as if copied verbatim.

4. Drive Easement and Maintenance Agreement of record as Instrument No. 20140903-0080633, Register's Office for Davidson County, Tennessee.
5. Easements retained by the Metropolitan Government of Nashville and Davidson County pursuant to Ordinance No. BL2006-1196 in the Metro Clerk's Office for said County.
6. Subject to the provisions of the Lockeland Springs East End Neighborhood Conservation Overlay District as made applicable by Ordinance No. BL2014-812 in the Metro Clerk's Office for said County, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 409 B. South 14th Street, Nashville, TN 37206.

**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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

**Howboutpickles, LLC, a Tennessee Limited Liability Company**

**By:** _____
**William F. Snyder, Member**

MEMBER

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On March 18, 2016, Before me, the undersigned, a Notary Public of said County and State, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Howboutpickles, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal on March 18, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE