WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027647 DEEDWARR
Recvd: 04/05/16 14:09 2 pgs
Fees:13.00 Taxes:1006.44
20160405-0032621

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$272,011.00.**

Affiant

Subscribed and sworn to before me this 5th day of APRIL, 2016

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Vincent A. McCoy	NEW OWNER	081-10-0-239.00
1707 23rd Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Restoration Concepts, LLP**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vincent A. McCoy, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Land in Davidson County, being Lot No. 382 on the plan of J.M., T.J. and G.W. Harding's Plan, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 382 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, with the northerly margin of an alley, 189 feet to an alley in the rear.

Tract 2:
Land in Davidson County, Tennessee, being a portion of Alley No. 547 located between Osage Street and Alley No. 544 and extending from 23rd Avenue North to Alley No. 885, a distance of approximately 185 feet along the southerly margin of Lot 382, and extending southwardly between parallel lines to the centerline of said abandoned Alley No. 547. Said portion of Alley No. 547 was closed vacated and abandoned by Bill No. 72-197 as shown of record in the Metropolitan Clerk's Office.

Being the same property conveyed to Restoration Concepts, LLP, by deed from L.C. Anderson, Trustee of the LC Anderson Living Trust, on May 4, 2015, of record in Instrument Number 20150507-0041814, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 80, Register's Office Davidson County, Tennessee.

This is improved property known as: **1707 23rd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 28, 2016.

Restoration Concepts, LLP

By Nick Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nick Dorroll, as managing partner of Restoration Concepts, LLP, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2016

My commission expires 7/8/19

Notary Public

