BILL GARRETT, Davidson County
Trans: T20160031642 DEEDWARR
Recvd: 04/18/16 15:45 2 pgs
Fees: 13.00 Taxes: 1387.50

20160418-0037403

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
2800 Marlin LLC		104 14 0 028.00
(NAME)	(NAME)	
2800 Marlin Ave.	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alvarine B. Hartwell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2800 Marlin, 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 part of Lot Nos 19 and 20 on the plan of Sharondale, of record in Book 332, Page 119, Register's Office for said County.

Being further described as Lot No. 14 on the Map of H.E. Marlin's Subdivision of certain lots in Bransford Realty Company's Sharondale Subdivision, not of record, described according to a survey may by Erle Drake, County Surveyor October 16, 1995, as follows:

Beginning on the northwesterly margin of Marlin Avenue at the corner of Lots Nos. 14 and 15; thence with said Avenue, northeastwardly 57 feet to the southwesterly margin of Linmar Avenue; thence with said Avenue; northwestwardly 150 feet to the southeasterly line of Lot No. 21; thence with said line, southwestwardly 65 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, southeastwardly 150 feet to the beginning.

Being the same property conveyed to Wyeth D. Hartwell and spouse, Alvarine B. Hartwell by Warranty Deed from James L. Lusk and spouse, Nelda Joyce Lusk dated June 11, 1991 and recorded June 13,

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1991 in Book 8374, Page 150, in said Register's Office for Davidson County, Tennessee. The Wyeth D. Hartwell, having died on August 26, 2015 leaving Alvarine B. Hartwell as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2800 Marlin Ave., Nashville, TN 37215

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, has 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 our hands this 13th day of April, 2016.

Alvarine B. Hartwell by Jana Hartwell as her attorney-in-fact

Alvarine Hartwell by Jana Hartwell as Attorney In Fact

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jana Hartwell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alvarine B. Hartwell, as Attorney-in-fact, and acknowledged that he exectued the same for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAVID RODERICK SLATER
Commission # 2081547
Notary Public - California
San Diego County
My Comm. Expires Sep 13, 2018

File Number: GRN-162133SSO

4/13/16