BILL GARRETT, Davidson County
Trans: T20160035559 DEEDWARR
Recvd: 04/29/16 12:37 2 pgs
Fees: 13.00 Taxes: 638.25

20160429-0042166

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047379**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Caprice Palmer and Deborah Campbell 1105 North 6th Street Nashville TN 37207-5734	Send Tax Bills To: Caprice Palmer 2916 Western Hills Dr. Nashville, TN 37214	Tax Information: Tax Parcel ID No. 082-04-0-025-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1105 N 6th St Partners, LLC., a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caprice Palmer and Deborah Campbell, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 and the Northerly 12 feet of Lot No. 145 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 146 and the Northerly 12 feet of Lot No. 145 front together 43 feet on the Easterly side of North 6th Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to 1105 N 6th St Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Gerald Jean Parker of record in Instrument No. 20150722-0071599 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 22, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property located at 1105 North 6th Street Nashville TN 37207-5734

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of April, 2016.

1105 N 6th St Partners, LLC

BY: _____
Shahriyar Neman, Manager

STATE OF Florida)
COUNTY OF Miami Dade .)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shahriyar Neman, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of 1105 N 6th St Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its manager.

Witness my hand, at office, this 26th day of April, 2016.

Alejandra Millan
Notary Public
My Commission Expires: May 11, 2019

