RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044124 DEEDWARR
Recvd: 05/25/16 14:01 2 pgs
Fees:13.00 Taxes:1627.63
20160525-0052694

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,900.00.

Affiant

Subscribed and sworn to me on May 24, 2016

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29273SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John S. McAndrew 1503 B Shelby Avenue Nashville, TN 37206	New Owner	083-13-0L-002.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howboutpickles, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **John S. McAndrew, unmarried**, hereinafter called **"GRANTEES,"** their 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 B of the 1503 Shelby Townhomes as set forth in the Declaration of Covenants, Conditions and Restrictions for 1503 Shelby 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. 20140403-0036210 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, January 17, 2014, from Martha L. Garland and husband, John T. Garland, of record on January 17, 2014, as Instrument No. 20140117-0005016, Register's Office for Davidson County, Tennessee.

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

1. 2016Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record as Exhibit "B" of Instrument No. 20140430-0036210, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for the 1503 Shelby 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. 20140619-0036210, in the Register's Office for Davidson County, Tennessee, and to which referenced is hereby made as if copies verbatim.

4. Rights of others in and to common areas/elements.
5. A lien for assessments as provided for the DCCR's.
6. Subject to the provisions of the Lockeland Springs East End Neighborhood Conversation 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 Commissions, not of record.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1503 B Shelby Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 24th day of May, 2016.

Howboutpickles, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, 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, swore to and acknowledged himself to be the Member of Howboutpickles, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Howboutpickles, LLC, a Tennessee Limited Liability Company, by himself in his capacity as said Member.

Witness my hand and official seal on May 24, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY