ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson (DOE)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Deborah J. Cohen
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2016.

Alan M. Cohen
Notary Public

My commission expires: 11-5-18

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20160051140 DEEDWARR
Recvd: 06/16/16 12:50 2 pgs
Fees:13.00 Taxes:888.00
20160616-0061143

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Barry Downer	**New owner**	**092-04-0-037.00**
P. O. Box 40124		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Citywide Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Downer and Andrew Tilghman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot No. 192 and the easterly 25 feet of Lot No. 193 on the Plan of Harding's 2nd Addition to Nashville of record in Plat Book 21, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lots 192 and 193 adjoin together 45 feet on the northerly side of Phillips Street and run back between parallel lines 150 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 193 on the Plan of Harding's 2nd Addition to Nashville of record in Plat Book 21, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot 193 fronts 25 feet on the northerly side of Phillips Street and runs back between parallel lines 150 feet to an alley.

Tract I and Tract II:

Being the same property conveyed to CITYWIDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VALERIE D. CHURCHWELL, SUCCESSOR TRUSTEE OF JOHN E. CHURCHWELL REVOCABLE LIVING TRUST UAD 01/31/2014, of record in Instrument No. 20160330-0029875, dated March 28, 2016, said Register's Office.

Further being the same property which became vested in FLORA ANNE CHURCHWELL PRESTIPINO, by Order Granting Petition to Probate a Foreign Will Without Administration and for Muniment of Title Purposes Only, entered on

Further being the same property conveyed to VALERIE D. CHURCHWELL, SUCCESSOR TRUSTEE OF JOHN E. CHURCHWELL REVOCABLE LIVING TRUST UAD 01/31/2014, by Quitclaim Deed from FLORA ANNE CHURCHWELL PRESTIPINO, of record in Instrument No. 20160609-0058648, dated May 20, 2016, said Register's Office.

Further being the same property conveyed to CITYWIDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from VALERIE D. CHURCHWELL, SUCCESSOR TRUSTEE OF JOHN E. CHURCHWELL REVOCABLE LIVING TRUST UAD 01/31/2014, of record in Instrument No. 20160609-058649, dated June 8, 2016, said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1506 Phillips Street, Nashville, TN 37208-3035.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 16, 2016:

Citywide Development, LLC

, member

Steven A. DeSoto, Member

, member

Stacy DeSoto, Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Steven A. DeSoto and Stacy DeSoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be all the members of Citywide Development, LLC, a Tennessee limited liability company (the "Company"), the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the Company.

Witness my hand, at office, this the 16th day of June 2016 .

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20161225R