WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/16 11:55 4 pgs
Fees:23.00 Taxes:1665.00
20160628-0065850

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Big Properties, LLC	Pinnacle Bank	105-11-229
(NAME)	(NAME)	
2160 Byrum ave	114 West College St.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Mary C Watts, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Big Properties, LLC , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2160 Byrum ave Nashville TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 05/17/16.

Mary C Watts

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary C Watts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/17/16.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 10, 2018

Notary Public

My Commission Expires: _____

EXHIBIT A

BEING THE SOUTHERLY 34 FT. OF LOT NO. 56 ALL OF LOT NO. 57, THE NORTHERLY 21 FT. OF LOT 58 AND THAT PART OF THE ABANDONED ALLEY IMMEADIATELY EAST OF SAID PROPERTY ON THE MAP OF ALDRICH BROTHERS AND MYERS SUBDIVISION OF PART OF LOT NO. 9 OF THE RAINS PLAN, AS OF RECORD IN BOOK 161, PAGE 44, REGISTER'S OFFICE OF DAVIDSON COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF BYRUM STREET AT A POINT 663 FT. SOUTH OF THE SOUTHERLY MARGIN OF WINGROVE AVE; SAID POINT BEING THE SOUTHWEST CORNER OFTHE PROPERTY CONVEYED TO A.J. RIST AND WIFE BY DEED FROM A.H. GRAMMER AND WIFE OF RECORD IN BOOK 1055, PAGE 337, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF BYRUM STREET SOUTHWARDLY PAST THE SOUTHERN TERMINUS THEREOF AT 50 FT. IN ALL 105 FT. TO AN ELBOW CORNER OF THAT STATE FAIRGROUND PROPERTY; THENCE WITH THE NORTHERLY 105 FT. MORE OR LESS TO THE SOUTHEAST CORNER OF SAID RIST PROPERTY; THENCE WITH THE SOUTHERLY LINE OF SAME WESTWARDLY 195 FT. MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY C. WATTS BY DEED DATED 04/23/2010 FROM GEORGE M. KING AND JUDE N. COX AND DESIREE E. COX AND ANNIE CATHERINE BEUERLEIN AND RACEHL D. PRENDERGAST OF RECORD AS INSTRUMENT NO 20010423-0040054, THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 2001 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 44, SAID REGISTER'S OFFICE.

BEING THE SOUTHERLY 39 FEET OF LOT NO.55 AND THE NORTHERLY 16 FEET OF LOT NO. 56 ON THE MAP OF ALDDRICH BROTHER'S AND MEYER'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 55 AND 56 FRONT TOGETHER 55 FEET ON THE EASTERLY SIDE OF BYRUM STREET AND RUN BACK BETWEEN LINES 190 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 185 FT. MORE OR LESS, ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR ON WHICH THEY MEASURE 55 FEET.

BEING THE SAME PROPERTY CONVEYED TO FREEMAN A. WOODARD AND WIFE, HATTIE WEST WOODARD BY DEED FROM A.J. RIST AND WIFE, ANNIE LAURA RIST, OF RECORD IN BOOK 4178, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID HATTIE WEST WODDARD NOW BEING DECEASED LEAVING CHRISTINE S. DAY AS HER ONLY SURVIVING HEIR.

BEING THE SAME PROPERTY CONVEYED TO MARY C. WATTS FROM CHRISTINE S. DAY ON 02/03/19958 IN RECORD BOOK 9591, PAGE, 35.

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018