BOK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062953 DEEDWARR
Recvd: 07/21/16 15:19 2 pgs
Fees: 13.00 Taxes: 1665.00
20160721-0075379

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to me on July 20, 2016.

NOTARY PUBLIC

My Commission Expires: July 2, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29616

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
423 35th Ave. N., LLC 5110 Maryland Way, Suite 120 Brentwood, TN 37027	"New Owner"	092-9-266 & 267

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, Gregory Pollard, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto 423 35th Ave. N., LLC, a Tennessee limited liability company, 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 Lot Nos. 99 and 100 on the Map of the Subdivision of W.R. Wilson Tract, of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gregory Pollard, married by Deed from PT Development, LLC, dated March 26, 2004 and recorded March 31, 2004, of record in Instrument No.: 20040331-0035906, Register's Office for Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

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

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to 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 Unimproved property located at: 423 & 425 35th Avenue North, Nashville, TN 37209.

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 20th day of July, 2016.

Gregory Pollard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Gregory Pollard to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 20, 2016.

NOTARY PUBLIC

RESHEA JONES NOTARY PUBLIC EXPIRES TENNESSEE JULY 2, 2018 DAVIDSON CO., TN

My Commission Expires: July 2, 2018