WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160063539 DEEDWARR
Recvd: 07/25/16 08:44 2 pgs
Fees:13.00 Taxes:1017.50

20160725-0076042

W-FSBO-16-4-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

MELISSA LEDFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: July 3, 2017

07-03-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Land Development.com Inc	**Land Development.com, Inc**	
(NAME) **798 Old Hickory Blvd**	(NAME) **798 Old Hickory Blvd.**	**093-15-0-217.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NOLENSVILLE ROAD COMPANY, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAND DEVELOPMENT.COM INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 and the northerly 7.00 feet of Lot No. 78 on the Plan of Paul's Elysian Grove Plan of Lots of record in Plan Book 1, Page 134, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of Fourth Avenue, South, formerly Cherry Street, and McCann, formerly Petway Street; thence with the easterly margin of said Avenue southerly 57.00 feet; thence easterly parallel with McCann Street 136.00 feet, more or less, to the westerly margin of an alley; thence with said alley northerly 57.00 feet to the southerly margin of said Street; thence with the southerly margin of said Street, westerly 136.00 feet, more or less, to the point and place of beginning.

Being a part of the same property conveyed to Julie Ann Apartments, a partnership composed of Ruth C. Kornman, Harold Kornman, Jacob S. Kornman, Julie Alyse Kornman, David Samuel Kornman, Paul Gary Kornman, Sherryl Kornman Kohr a/k/a Sherrie Kohr, Gayle Hollie Kornman Cormier, Alan Scott Kornman, Jacob S. Kornman, Trustee for Julie Alyse Kornman and Trustee for David Samuel Kornman, Ruth C. Kornman, Trustee for Sherrl Ann Kornman, Ruth C. Kornman, Trustee for Gayle Hollie Kornman, and Ruth C. Kornman, Trustee for Alan Scott Kornman, Trust for Sherryl Ann Kornman, Jacob S. Kornman, Trustee, Trust for Gayle Hollie Kornman, Harold Kornman, Trustee and Trust for Paul Gary Kornman, Jacob S. Kornman, Trustee by Quitclaim deed to Nolensville Road Company, a Tennessee general partnership of record in Instrument No. 20031121-0170020 Register's Office for Davidson County, Tennessee, dated August 26, 2003 and recorded on November 21, 2003.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plan Book 1, Page 134, Chancery Court at Nashville, Davidson County, Tennessee.
- Grant of Utility Line Easement of record in Instrument Number 20111220-0099347, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4th Avenue South; Map 093-15, Parcel 217.00 , Nashville, Tennessee 37210**.

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.

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 hand(s) this the 19 DAY OF JULY, 2016.

Nolensville Road Company, a Tennessee General Partnership

BY: Harold Komman, Partner
Harold Komman, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD KORNMAN, signing for NOLENSVILLE ROAD COMPANY, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the of NOLENSVILLE ROAD COMPANY, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2016.

Notary Public My Commission Expires May 6, 2019
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212