RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160700380

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068151 DEEDWARR
Recvd: 08/08/16 09:44 2 pgs
Fees:13.00 Taxes:1036.00
20160808-0081898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00 Elizabeth O'Brien
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
5th day of August, 2016
Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :
Pierre Bayou Properties, LLC
1513 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS TO
~~SAME~~ 1005 North Fleet Dr
[redacted] Nashville, TN 37220

MAP-PARCEL NUMBERS
083-13-0-408.00

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

Inez Padgett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pierre Bayou Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 100 of Block "K" on the Map of the Subdivision of the Lindsley Home Place, of record in Book 2, Page 92, of the Chancery Court at Nashville.

SAID Lot No. 100 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 160 feet, more or less, to an alley.

BEING the same property conveyed to William Roscoe Padgett and wife, Inez W. Padgett by Warranty Deed from Carrie Sissom, dated 5/15/53 and recorded 5/20/53 in Book 2146, Page 304, Register's Office for Davidson County, Tennessee. The said William Roscoe Padgett is reported to have died on 10/24/88 leaving property vested solely in Inez W. Padgett.

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 (X) property known as **1513 Fatherland Street, 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 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 this 5th day of August, 2016.

Inez Padgett by William Grant Padgett,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of August, 2016, before me personally appeared William Grant Padgett to me known to be the person who executed the foregoing instrument in behalf of Inez Padgett as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Inez Padgett.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 2016.

Commission Expires:_____

Notary Public

