(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073034 DEEDWARR
Recvd: 08/22/16 11:39 3 pgs
Fees:18.00 Taxes:1110.00
20160822-0087517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
39th Ave, LLC, a Tennessee limited liability company	New Owner	
(NAME) P.O. Box 3051	(NAME)	10401020200
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHAD THOMAS AND BRAD PERRY AND HEATHER THOMAS AND CHAD THOMAS, ADMINISTRATOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **39TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 86 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from James Edgar Montgomery, pursuant to the Last Will and Testament William Edgar Montgomery, Deceased, and in his capacity as Personal Representative of the Estate of the said William Edgar Montgomery, Deceased, Case Number 02P-264 to James Edgar Montgomery, a single person in fee, as recorded on the 28th day of July, 2003 in Instrument No. 20030728-0104960, said Register's Office. James Edward Montgomery has since died testate, under Docket No. 16P-510, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Emily Sue Montgomery, mother of James Edgar Montgomery was devisee under said Will. She predeceased James Edgar Montgomery, thereby vesting title in Chad Thomas, Heather Jenkins and Brad Perry as the Heirs at Law of James Edgar Montgomery. Chad Thomas joins in this conveyance as Administrator of the Estate of James E. Montgomery aka James Edgar Montgomery.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 421, Page 109, said Register's Office; and Easement recorded in Instrument No. 20060227-0022534, said Register's Office.

unimproved
This is improved x property, known as 142 39th Ave. N., Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 17 day of August, 2016

CHAD THOMAS

HEATHER JENKINS

Brad Perry by Chad Thomas attorney in fact

BRAD PERRY, BY: CHAD THOMAS, ATTORNEY IN FACT

Chad Thomas administrator of the estate of James E Montgomery

CHAD THOMAS, ADMINISTRATOR OF THE ESTATE OF JAMES E, MONTGOMERY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Thomas, and Heather Thomas, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2016, before me personally appeared Chad Thomas, to me known to be the person who executed the foregoing instrument on behalf of Brad Perry and acknowledged that he executed the same as the free act and deed of Brad Perry.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Chad Thomas with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Administrator of the Estate of James Edgar Montgomery, and who further acknowledged that he is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019