STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 10/28/2016
File No. 16-5958D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160074235 DEEDWARR
Recvd: 08/25/16 10:42 2 pgs
Fees: 13.00 Taxes: 296.00

20160825-0088988

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mermen Properties LLC (NAME)	New Owner (NAME)	081110031400
3903 Volunteer Dr. #200 (STREET ADDRESS)	(STREET ADDRESS)	
Chattanooga, TN 37416 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Amburgy Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mermen 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 part of the resubdivision of Lot No. 20 on the plan of GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILLE PROPERTY, as shown by plat of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning 50 feet from a point in the North line of Lot No. 20 and being 40 feet from the Southwest corner of the Thomas H. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a Southerly direction 50 feet and with the East margin of 25th Avenue to a point; thence in an Easterly direction 143 feet; thence in a Northerly direction 50 feet to a point and being 50 feet from the North line of said Lot No. 20; thence in a Westerly direction 143 feet to the point of beginning, Said Lot fronts 50 feet on the East side of 25th Avenue North.

BEING the same property conveyed to Amburgy Properties, LLC from Tyler Amburgy and his wife Heather Amburgy, by Deed dated February 22, 2013, as Instrument No. 20130228-0020149, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 188, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1628 25th Avenue North, Nashville, TN 37208.

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. Whenever 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 19th day of August, 2016.

AMBURGY PROPERTIES, LLC

By: _____, Member
Tyler Lee Amburgy, Member

August 19, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tyler Lee Amburgy, Member for Amburgy Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2016.

My Commission Expires: 5/8/17

_____
Notary Public

JACQUELINE M. BELOTE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066