BILL GARRETT, Davidson County
Trans:T20160075804 DEEDWARR
Recvd: 08/30/16 14:09 2 pgs
Fees:13.00 Taxes:1017.50
20160830-0090893

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This instrument prepared by: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of August, 2016, by and between Jack Clinton Wilder, Diane Wilder Cornwell and Marsha Wilder Baldwin, party of the first part, and Shiv Investment Group, A Tennessee Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract I:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 57 on the Plan of Hynes Addition to Nashville, as of record in Minute Book "B", Page 85, in Plan Book 1, Page 21, Chancery Court at Nashville, described according to a survey made by Erle Drake, County Surveyor, July 12, 1934, as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point 142 feet south of the southerly margin of Hynes Street, being the corner of Lots Nos. 55 and 57; thence with the line between said two lots, eastwardly 188 feet to the westerly margin of an alley; thence with said alley, southwardly 33 feet to the northeast corner of a part of said lot owned by Agnes D. Bevington; thence with her northerly line, westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with same, northwardly 34 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the northerly 15.5 feet of the southerly 31 feet of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", Page 85, and Plan Book 1, Page 21, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot Nos. 57 and 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, Page 281, Register's Office for said County, and conveyed to the Grantee by deed from Wilder Properties, Ltd., dated December 23, 1999, of record in Instrument No. 19991228-0307540, said Register's Office; thence with the Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Being the same property conveyed to Jack Clinton Wilder, Diane Wilder Cornwell and Marsha Wilder Baldwin by virtue of that certain Quit Claim Deed dated May 21, 2014, at Instrument No. 20140625-0055753 in the Register's Office of Davidson County, Tennessee.

** Sellers warrant that this property has not been used as their primary residence. **

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), his/their heirs and assigns forever; and I/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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jack Clinton Wilder

Diane Wilder Cornwell by Jack Clinton Wilder attorney in fact

Diane Wilder Cornwell, by Jack Clinton Wilder, Attorney In Fact

Marsha Wilder Baldwin

Marsha Wilder Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jack Clinton Wilder and Marsha Wilder Baldwin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2016, before me personally appeared Jack Clinton Wilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Diane Wilder Cornwell and acknowledged that he executed the same as the free act and deed of the said Diane Wilder Cornwell.

WITNESS my hand and official seal at office this 19th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Shiv Investment Group
970 S. Jefferson Ave.
Cookeville, TN 38501-4018

Tax Parcel No 09212035100

Property Address: 224 15th Ave N, Nashville, TN 37203

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $275,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19 day of August, 2016.

Notary Public

My Commission Expires:

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020