BOK 136

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079751 DEEDWARR
Recvd: 09/12/16 14:10 2 pgs
Fees:13.00 Taxes:499.50
20160912-0095726

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

Affiant

Subscribed and ~~sworn to~~ me on September 9, 2016.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29782SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nuck and Beal, LLC 40 Burton Hills Blvd., Suite 230 Nashville, TN 37215	"New Owners"	093-14-345 & 346

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Monica Breedlove, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Nuck and Beal, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 10 on the University Plan of Lots, of record in Book U, Page 212, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of First Avenue South, formerly Maple Street, at the Northeast corner of the Hendrix property, of record in Book 4854, Page 450, Register's Office for Davidson County, Tennessee; thence, with the westerly margin of First Avenue South, northwardly 80 feet to the Southeast corner of Elm Hill Development Company, of record in Book 5163, Page 117, Register's Office for Davidson County, Tennessee; thence, with Elm Hill Development Company's southerly line westwardly 188 feet to the easterly margin of an alley; thence, with said alley southwardly 80 feet to Hendrix's Northwest corner; thence, with Hendrix's northerly line, eastwardly 188 feet to the point of beginning.

Being the same property conveyed to Monica Breedlove, unmarried, by Warranty Deed from Joyce Renee McClain, of record in Instrument No.: 20160901-0092299, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is known as: 1013 & 1015 1st Ave. South, Nashville, TN 37210.

For Paperwork Reduction Act Notice, see the 2016 Instructions for Forms 1099, 1098, 5498, and W-G2.
Department of the Treasury - Internal Revenue Service

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 my hand this 9th day of September, 2016.

Mary Breedlove

Monica Breedlove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Monica Breedlove to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 9, 2016.

Angela G. Batson

NOTARY PUBLIC

My Commission Expires: 11-6-17

